







Oak Avenue, Alkrington, Manchester, M24

- NO CHAIN
- SOUGHT AFTER LOCATION
- CONSERVATORY
- NEWLY FITTED KITCHEN
- COUNCIL TAX BAND A
- FREEHOLD
- KITCHEN EXTENSION
- GARAGE AND DRIVEWAY
- DOWNSTAIRS WC AND UTILITY
- EPC C

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Asking Price £220,000

FREEHOLD | NO CHAIN | EXTENDED | OFF ROAD PARKING AND GARAGE.

Location in the highly sought-after area of Alkrington, Manchester, this charming end-terrace house on Oak Avenue presents an excellent opportunity for first-time buyers and those looking to downsize. The property boasts two well-proportioned bedrooms and a comfortable reception room, providing ample space for relaxation and entertaining.

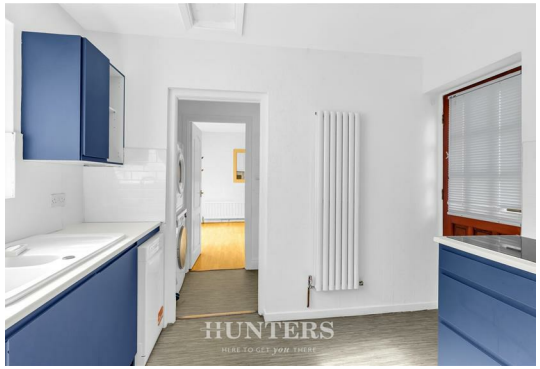
One of the standout features of this home is the side kitchen extension, which enhances the living space and offers potential for further modernisation. The property is set on a generous plot, allowing for a delightful garden area, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the convenience of off-road parking and a garage adds to the appeal, making it easy to accommodate vehicles and storage needs.

This freehold property is offered with no chain, ensuring a smooth and efficient purchase process. While the house does require some modernisation in parts, it presents a fantastic opportunity for buyers to put their own stamp on it and create their dream home.

With its prime location in Alkrington, residents will benefit from a friendly community atmosphere, as well as easy access to local amenities, schools, and transport links. This property is not to be missed, offering both potential and convenience in a desirable location.

Tenure: Freehold
Council tax band: A
EPC: C









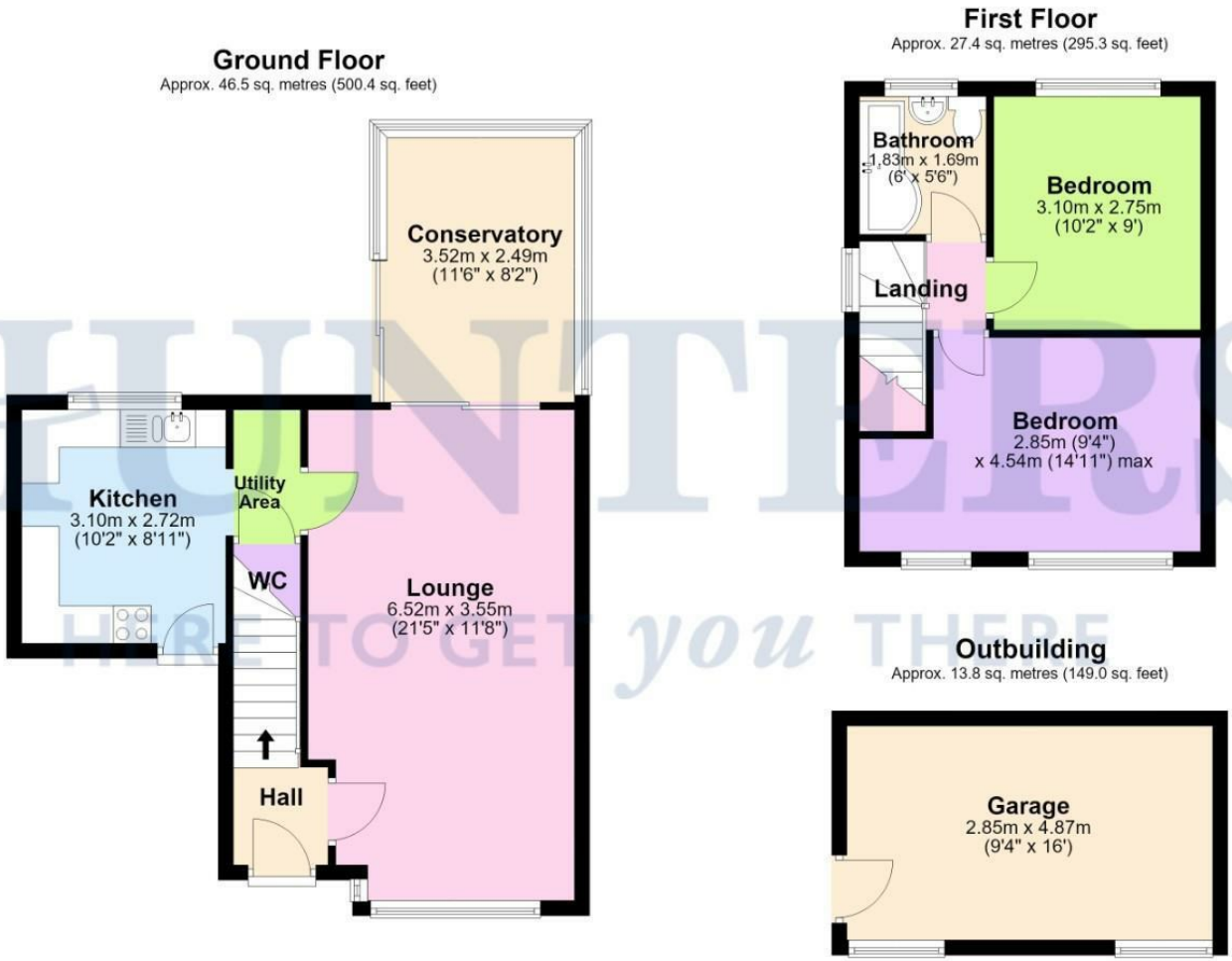


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Total area: approx. 87.8 sq. metres (944.7 sq. feet)

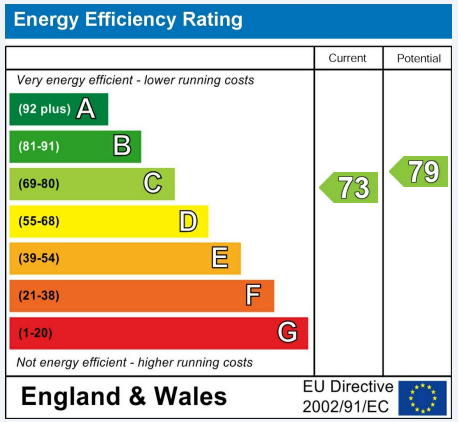
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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The Property Ombudsman