







Mount Road, Alkrington, Manchester, M24

- EXTENDED
- 4 BEDROOM SEMI DETACHED
- RENOVATED TO A HIGH STANDARD
- COUNCIL TAX BAND D
- IDEAL FOR GROWING FAMILIES
- SOUGHT AFTER LOCATION OF ALKRINGTON
- GARAGE AND OFF ROAD PARKING
- CLOSE TO REPUTABLE SCHOOLS
- EPC RATED C
- CALL TO ARRANGE A VIEWING

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Asking Price £350,000

EXTENDED. Situated on the desirable Mount Road in Alkrington, Manchester, this semi-detached house presents an exceptional opportunity for families seeking a spacious and modern home. The property has been thoughtfully extended, resulting in the addition of a fourth double bedroom, perfect for accommodating a growing family or providing extra space for guests.

Renovated to a high standard, this residence boasts two inviting reception rooms, offering versatile living spaces that can be tailored to your needs, whether for entertaining or relaxing with loved ones. The well-appointed bathroom complements the four generously sized bedrooms, ensuring comfort and convenience for all.

In addition to its impressive interior, the property benefits from a garage and off-road parking, providing ample space for vehicles and enhancing the practicality of daily life. The sought-after location of Alkrington further elevates this home, with its friendly community atmosphere and proximity to local amenities, schools, and parks.

With its blend of modern renovations and spacious living, it is an ideal choice for those looking to settle in a vibrant and welcoming neighbourhood.

Tenure: Leasehold - 911 years remaining
Ground rent: 10.18 PA
EPC Rated: D
Council tax band: D











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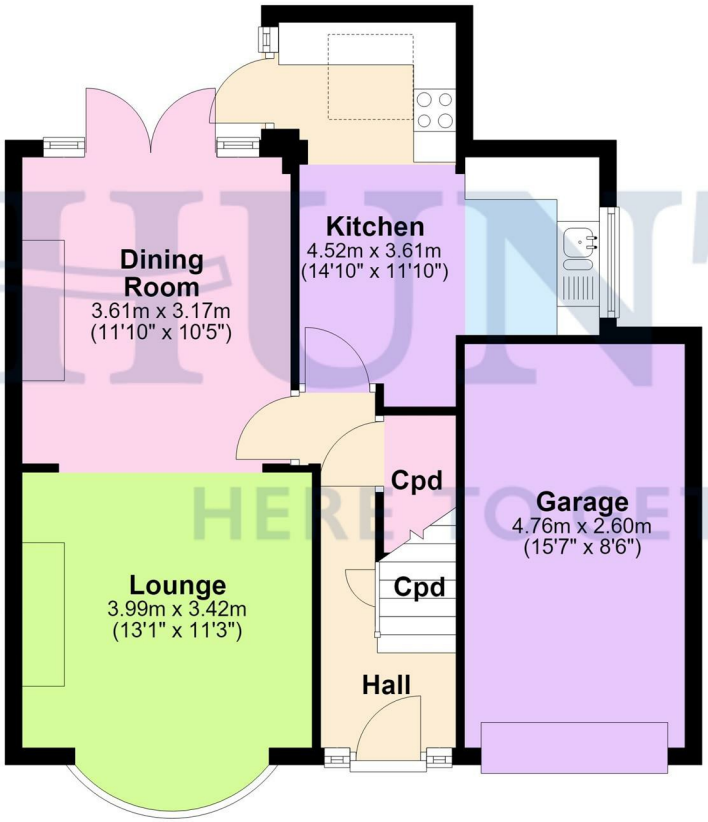

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BATH CLUB
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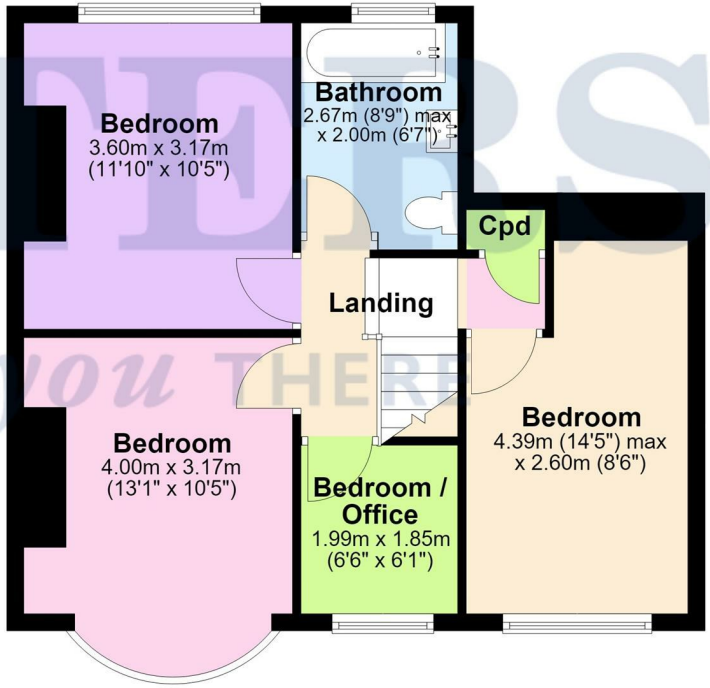
Ground Floor

Approx. 55.8 sq. metres (600.4 sq. feet)



First Floor

Approx. 48.2 sq. metres (519.1 sq. feet)



Total area: approx. 104.0 sq. metres (1119.5 sq. feet)

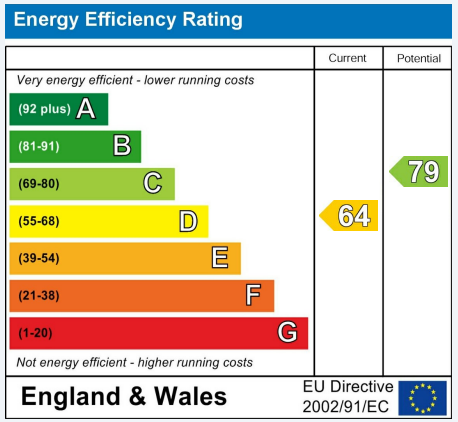
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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