

## Mainway, Alkrington, Manchester

- NO ONWARD CHAIN
- RECENTLY RENOVATED TO A HIGH STANDARD
  - OVER THREE FLOORS
- AMAZING VIEWS FROM THE 3RD FLOOR
  - SOUGHT AFTER LOCATION
- EXTENDED - APPROX 3100 SQUARE FEET
  - HUGE PLOT - APPROX 0.2 ACRES
  - POTENTIAL TO EXTEND EVEN FURTHER
  - DRIVEWAY FOR AMPLE VEHICLES
  - VIEWING RECOMMENDED!

**Asking Price £1,275,000**

**HUNTERS®**

HERE TO GET *you* THERE

An impressive six-bedroom detached family home arranged over three floors, fully renovated and effectively rebuilt approximately two years ago to a high specification throughout.

The ground floor offers a spacious lounge, cloakroom, downstairs WC, utility room and a stunning open-plan kitchen featuring a central island, breakfast bar, dining area and cosy family space—ideal for modern living and entertaining.

The first floor comprises a generous principal bedroom with walk-in wardrobe and en-suite, three further well-proportioned bedrooms and a contemporary family bathroom. The second floor provides two additional bedrooms, a bathroom and useful storage.

The property benefits from underfloor heating throughout the hallway, utility room and kitchen, an air source heat pump and an electric car charging point.

Occupying one of the largest plots on the street, extending to approximately 0.2 acres, the home enjoys an extensive rear garden which has recently been professionally landscaped with porcelain paving, creating an exceptional outdoor space.

Tenure: Leasehold

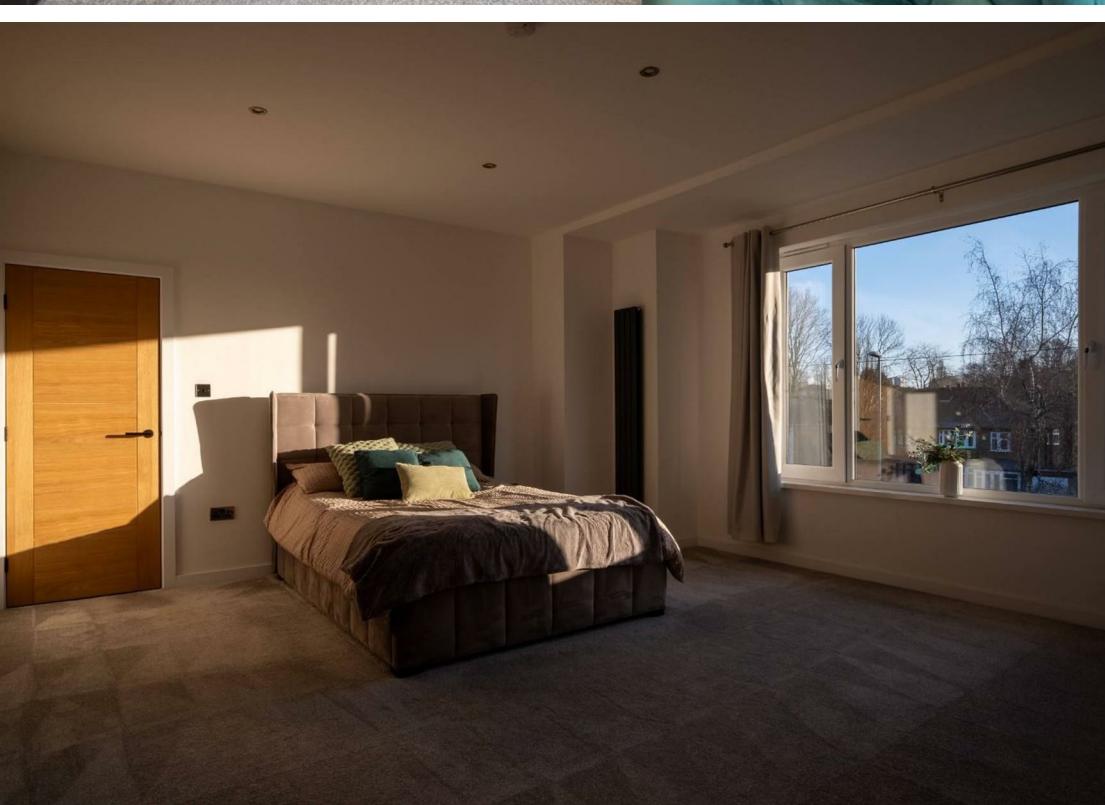
Years remaining: 911

Ground rent: £10 per year

Council tax band: F

EPC rated: C





# ENERGY PERFORMANCE CERTIFICATE

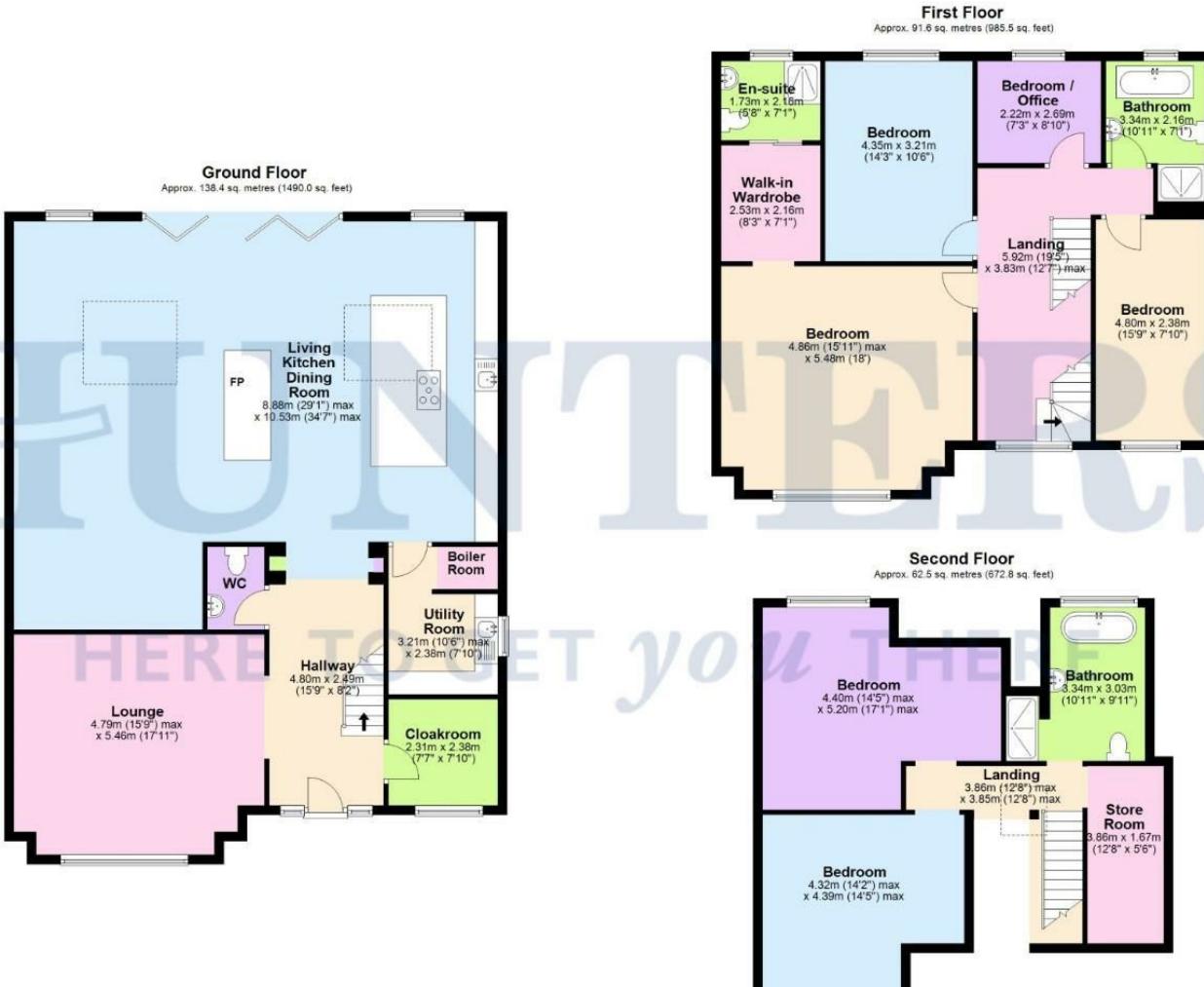
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



## 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.

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