







Roundthorn Road, Alkrington, Middleton M24

- NO CHAIN
- SPACIOUS OPEN PLAN LIVING
- EXTENDED TO THE REAR
- LARGE DRIVEWAY & OFF ROAD PARKING
- PRESENTED IN GOOD CONDITION
- HIGHLY DESIRABLE LOCATION IN ALKRINGTON
- IDEAL FAMILY HOME
- EXCELLENT CONSERVATORY
- THREE BED SEMI DETACHED
- ENCLOSED REAR GARDEN

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Asking Price £320,000

Hunters are delighted to offer for sale this spacious three bedroom semi detached property, situated on the highly desirable Roundthorn Road in Alkrington, Middleton. Presented in good condition throughout, the property has been extended to the rear and offers generous, open plan living accommodation that is perfectly suited to modern family life. The property is also offered for sale with no onward chain.

Upon entering the property, a welcoming hallway leads into the spacious lounge. The ground floor has been thoughtfully opened up to create a sociable and versatile layout, with the lounge flowing through to the sitting and dining areas. This provides plenty of space for both relaxing and entertaining while still allowing each area to retain its own purpose.

The fitted kitchen offers a generous range of wall and base units, ample worktop space and room for a selection of appliances. The single storey rear extension has significantly enhanced the ground floor accommodation, creating additional living and dining space. From here, the property continues into a bright conservatory overlooking the rear garden, with French doors opening directly onto the patio and lawn. This creates an excellent connection between the indoor and outdoor spaces and provides a pleasant place to relax and enjoy the garden throughout the year.

To the first floor are three bedrooms, comprising two well proportioned double bedrooms and a third single bedroom, which would also make an ideal nursery or home office. Completing the first floor is a modern family bathroom fitted with a bath and separate shower enclosure. The property also benefits from a useful attic room accessed via ladders, providing valuable additional space for storage.

Externally, the property benefits from a large driveway providing ample off road parking. To the rear is an enclosed garden featuring a paved patio, lawn and established borders, offering an ideal space for outdoor dining, entertaining and family activities.

Roundthorn Road is located within the highly regarded Alkrington area of Middleton, a popular residential location offering convenient access to a variety of local amenities. Middleton town centre, local shops, well regarded schools and everyday facilities are all within easy reach. Alkrington Woods and nearby green spaces provide excellent opportunities for walking and recreation, while convenient transport links offer access to Manchester city centre and the surrounding areas. The M60 and M62 motorway networks are also easily accessible, making the property well positioned for commuters.

Early viewing is highly recommended to appreciate the size, flexible layout and sought after location this property has to offer.

Tenure: Leasehold - 931 years remaining on the Lease
Ground Rent: TBC
EPC Rating: C
Council Tax Band: C











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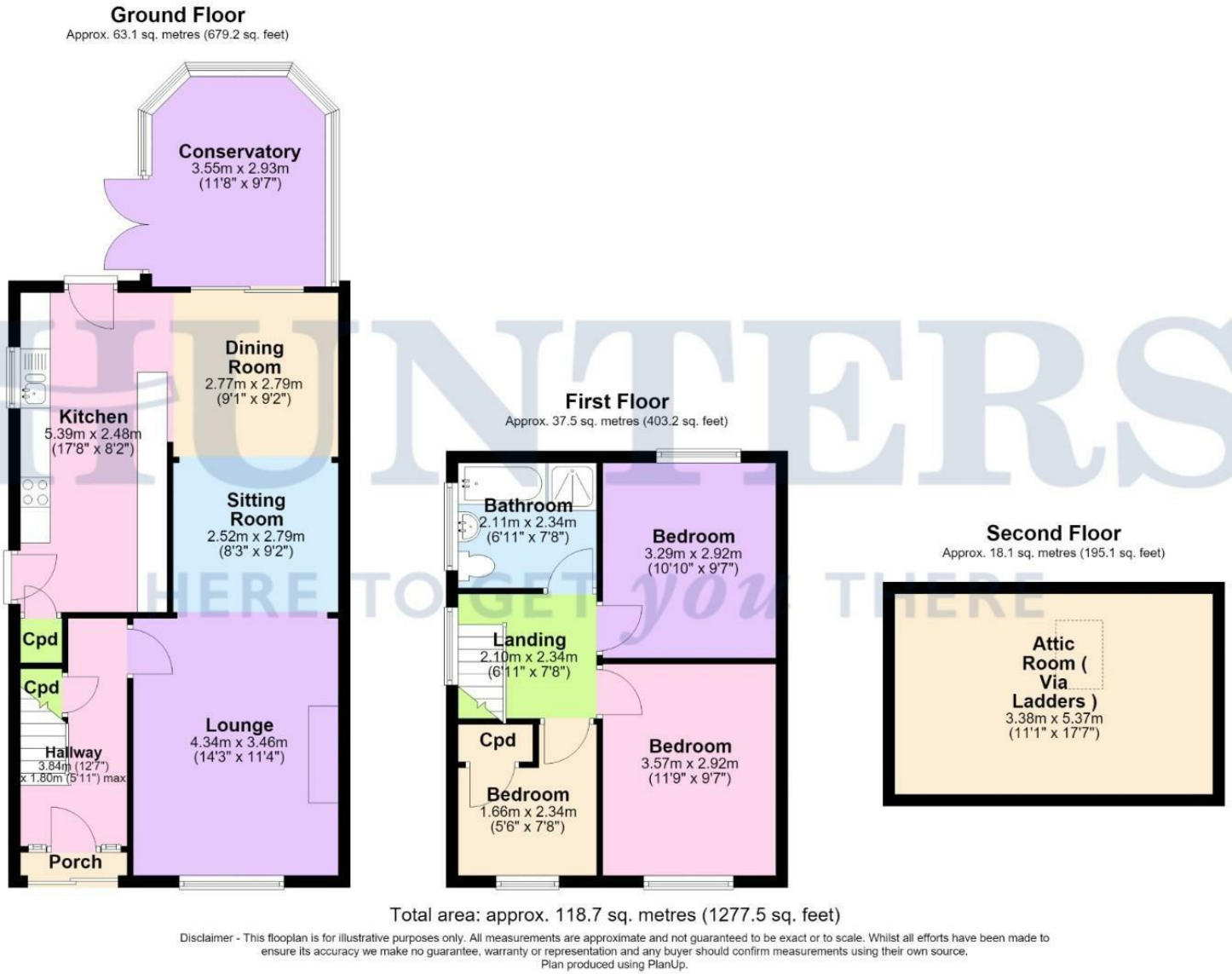


Total area: approx. 118.7 sq. metres (1277.5 sq. feet)

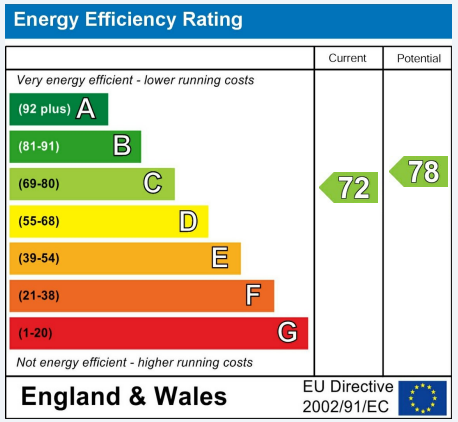
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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