







St. Dominics Way, Alkrington, Middleton, M24

- SOUGHT AFTER LOCATION OF ALKRINGTON
- MODERN OPEN PLAN KITCHEN DINER
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- POPULAR LOCATION CLOSE TO REPUTABLE SCHOOLS
- COUNCIL TAX BAND C
- SITUATED ON A QUIET CUL-DE-SAC
- POTENTIAL FOR A SIDE EXTENSION
- OFF ROAD PARKING
- LEASEHOLD - 963 YEARS REMAINING
- EPC RATED C

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Offers Over £290,000

Situated in the highly sought-after location of Alkrington, this charming semi-detached house on St. Dominics Way offers a delightful family home in a peaceful cul-de-sac. With three well-proportioned bedrooms and one inviting reception room, this property provides ample space for both relaxation and entertaining.

The home boasts a recently updated modern kitchen, complete with integrated appliances, making it a joy for any culinary enthusiast. The bathroom is functional and well-appointed, ensuring comfort for the entire family. One of the standout features of this property is the potential for a side extension, allowing for further enhancement and personalisation to suit your needs.

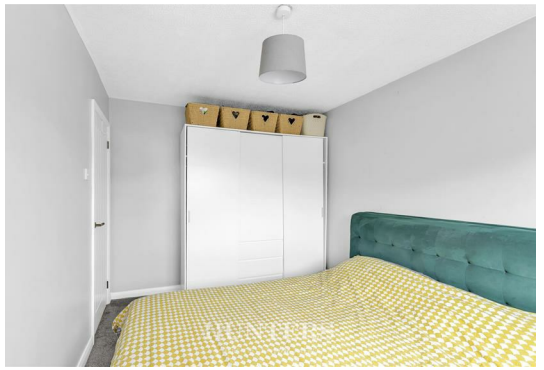
Outside, you will find off-road parking, a valuable asset in this desirable area. The beautifully maintained rear garden is both attractive and easy to care for, providing a perfect outdoor space for children to play or for hosting summer gatherings.

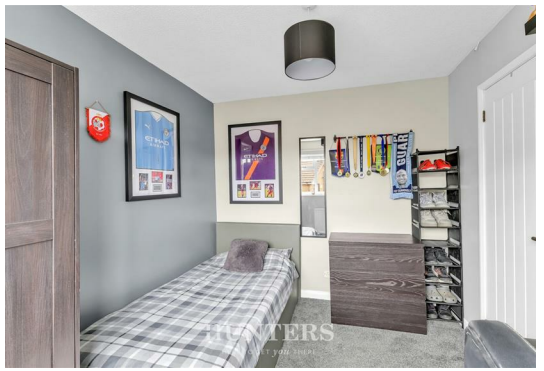
Additionally, the property is conveniently located near reputable schools, making it an ideal choice for families. This home presents a wonderful opportunity to enjoy a tranquil lifestyle while being close to essential amenities. Do not miss the chance to make this delightful property your own.

Tenure: Leasehold - 963 years remaining
Ground rent: £50PA
Council tax band: C
EPC Rated: C








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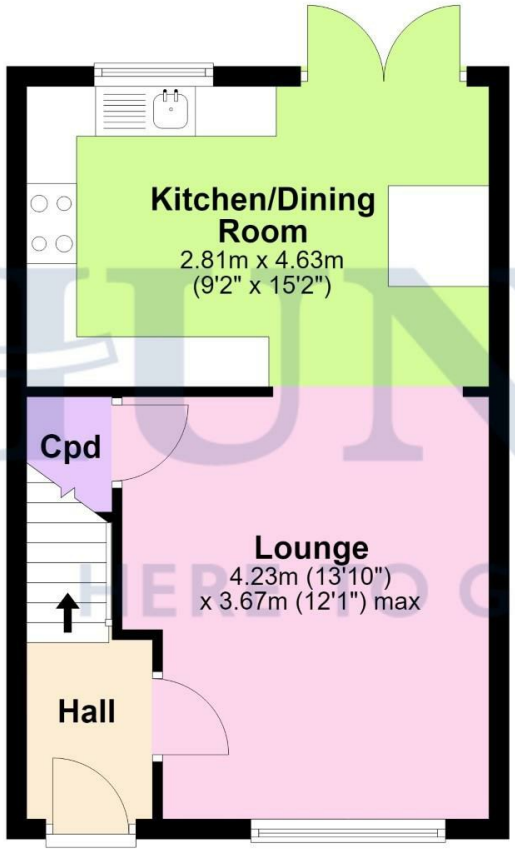

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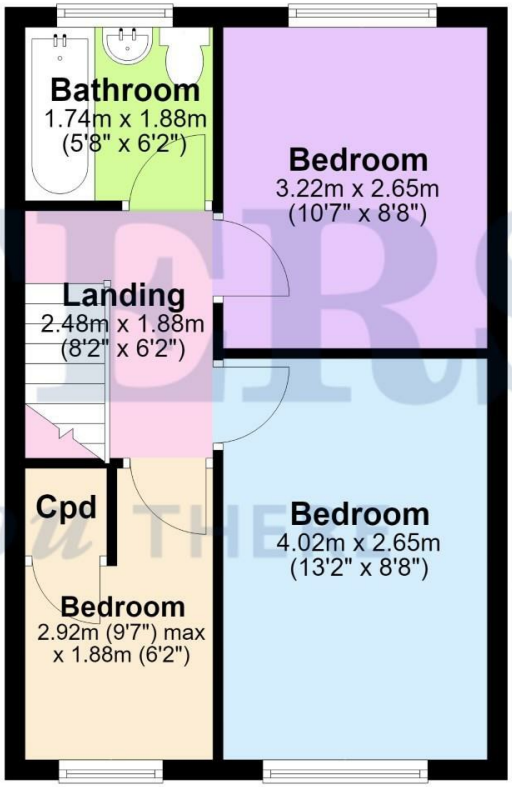
Ground Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



Total area: approx. 67.9 sq. metres (730.9 sq. feet)

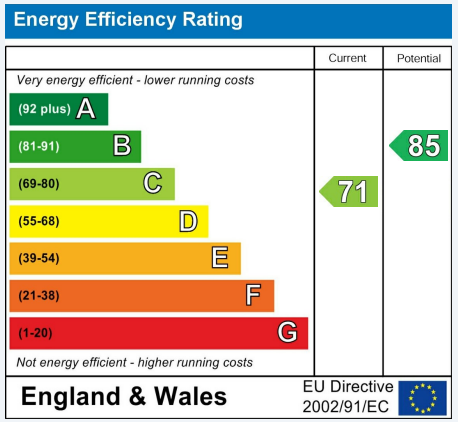
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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