



Evesham Road, Alkrington, Manchester, M24

- DETACHED DORMER BUNGALOW
- DOWNSTAIRS SHOWER ROOM
- SCOPE FOR A DOWNSTAIRS BEDROOM
- DRIVEWAY FOR AMPLE VEHICLES
- EPC RATED D
- OVER 1,500 SQ FT
- RENOVATED TO A HIGH STANDARD
- SOUGHT AFTERNOON LOCATION
- EV CHARGING POINT
- VIEWING RECOMMENDED!

Asking Price £475,000



DETACHED DORMER BUNGALOW. Hunters are delighted to present this beautifully renovated detached bungalow on Evesham Road, in the highly sought-after area of Alkrington, Manchester. This charming home offers three generously sized bedrooms, providing plenty of space for comfortable family living. In addition, the first floor features a versatile office or dressing room to suit your individual needs.

Upon entering, you are welcomed by a spacious reception room that creates a warm and inviting setting, ideal for both relaxing and entertaining. The open-plan kitchen is a standout feature, complete with bi-fold doors that open onto a beautifully landscaped rear garden. The property also benefits from two contemporary bathrooms, ensuring both comfort and convenience for all occupants. Spanning over 1,500 square feet, there is further potential to create a ground-floor bedroom if desired, supported by the practicality of a downstairs shower room.

Finished to a high standard throughout, the home showcases modern design and quality craftsmanship. Externally, a large driveway and detached garage provide ample parking and storage, along with the added benefit of an electric vehicle charging point—perfect for environmentally conscious buyers.

Situated in the desirable Alkrington area, this property offers a wonderful balance of tranquillity and connectivity. Whether you are searching for a family home or looking to downsize, this impressive bungalow is sure to appeal. Early viewing is highly recommended.

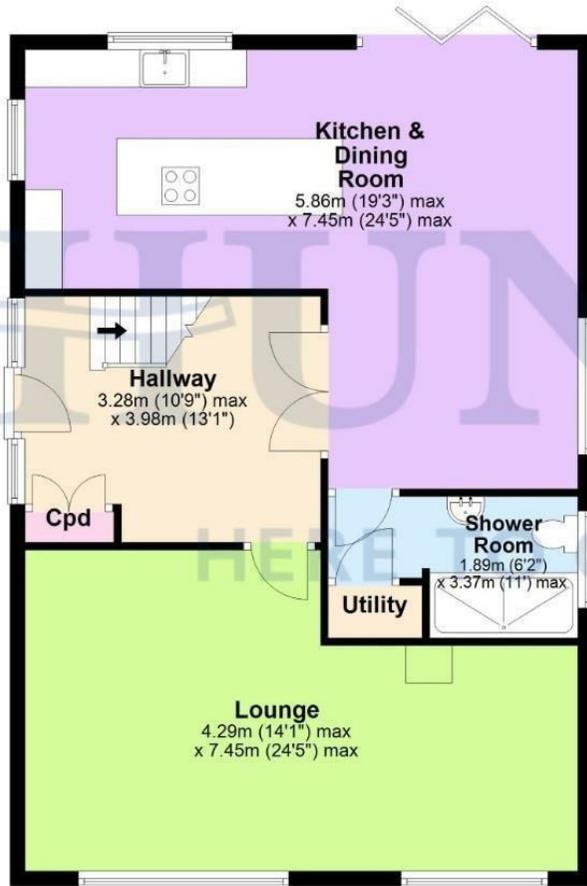
Tenure: Leasehold - 932 Years Remaining
Ground rent: £12 PA
EPC Rated: D
Council tax band: E





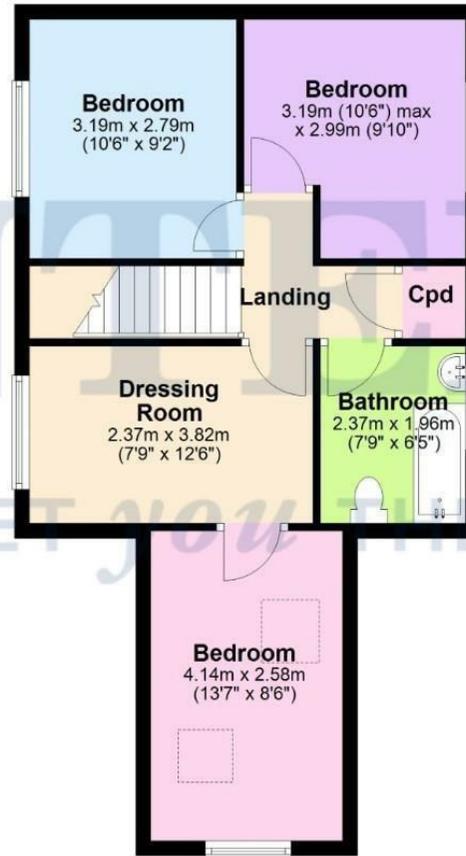
Ground Floor

Approx. 81.6 sq. metres (878.4 sq. feet)



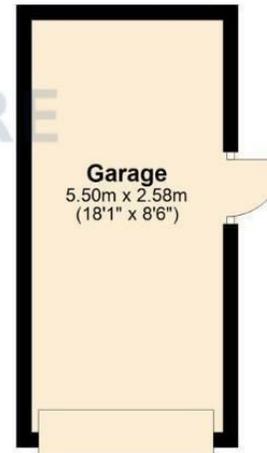
First Floor

Approx. 50.4 sq. metres (542.9 sq. feet)



Outbuilding

Approx. 14.2 sq. metres (153.1 sq. feet)



Total area: approx. 146.3 sq. metres (1574.4 sq. feet)

Disclaimer - This floorplan 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.

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			76
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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