



## Wince Close, Alkrington, Manchester, M24

- FREEHOLD
- RENOVATED TO HIGH STANDARD
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- COUNCIL TAX BAND A
- ATTIC ROOM
- SITUATED IN THE DESIRABLE AREA OF ALKRINGTON
- COMMUNAL PARKING
- EASILY MAINTAINED REAR GARDEN

**Asking Price £200,000**

**HUNTERS®**  
HERE TO GET *you* THERE

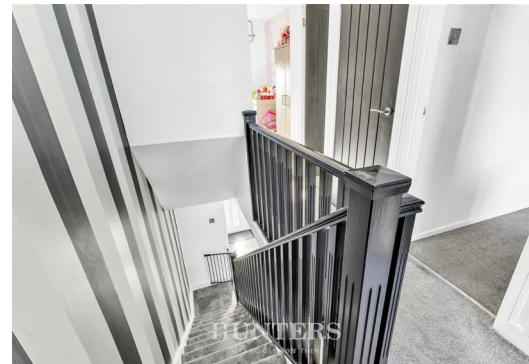
Hunters are pleased to market this beautifully renovated terraced house located on Wince Close in the desirable area of Alkrington, Manchester. This charming property boasts three well-proportioned bedrooms, making it an ideal home for families or professionals seeking ample living space. The inviting reception room provides a perfect setting for relaxation and entertaining guests.



The house has been thoughtfully renovated to a high standard, ensuring modern comforts while retaining its character. One of the standout features is the versatile attic room, which can serve as an additional bedroom or a dedicated office space, catering to your personal needs.



The property also benefits from an easily maintained garden, offering a delightful outdoor space for leisure and enjoyment without the burden of extensive upkeep. For those with vehicles, communal parking is available, providing convenience for residents and their guests.



This lovely home presents an excellent opportunity for anyone looking to settle in a vibrant community with easy access to local amenities. Don't miss the chance to make this splendid property your own.



EPC: C  
Tenure: Freehold  
Council tax band: A



## 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.

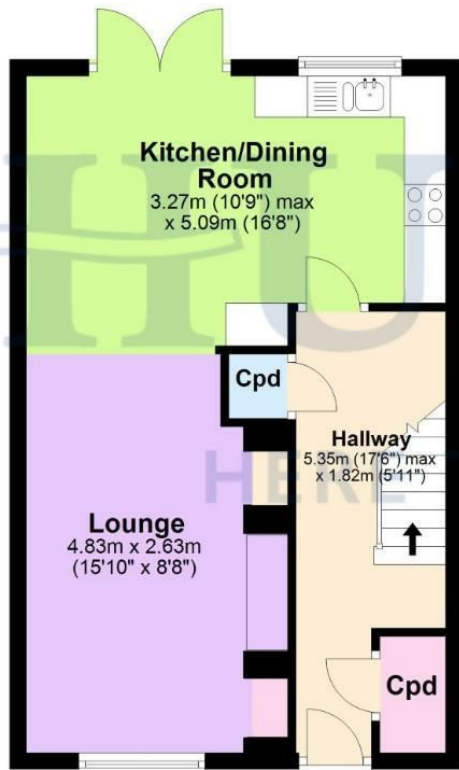
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</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

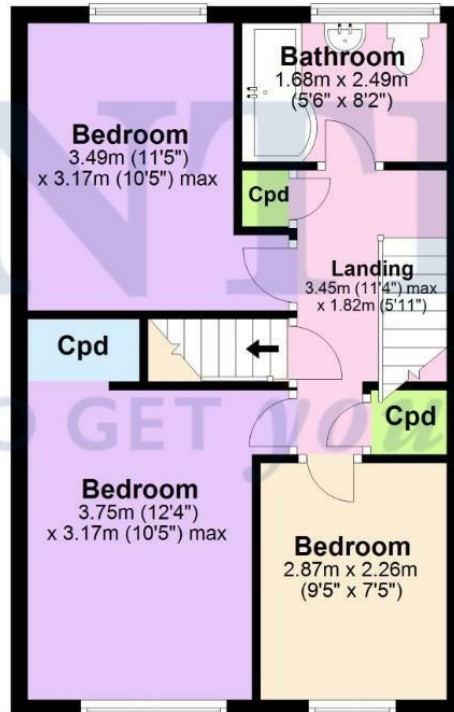
### Ground Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



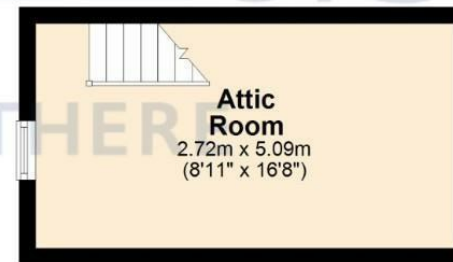
### First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



### Second Floor

Approx. 13.8 sq. metres (149.0 sq. feet)



Total area: approx. 97.2 sq. metres (1046.5 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.

### 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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