Hall Drive, Woodside, Alkrington M24

- NO CHAIN
- DETACHED FAMILY HOME
- DOUBLE EXTENSION
- GENEROUS REAR GARDEN
- APPROX. 1,378 SQ. FT.
- HIGHLY DESIRABLE AREA OF ALKRINGTON
- FOUR BEDROOMS
- IDEAL FOR A GROWING FAMILY
- IN NEED OF A FULL REFURBISHMENT
- CLOSE TO LOCAL SCHOOLS

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HERE TO GET *you* THERE

Asking Price £525,000

Hunters proudly present this substantial detached family home, situated on Hall Drive in the ever popular area of the Woodside in Alkrington, Middleton. Offered for sale with no onward chain, this property has been in the same family for many years and presents a fantastic opportunity for a growing family looking to make this home their own.

The accommodation extends to approximately 1,378 sq. ft. and benefits from a double extension to the right hand side, providing generous living space throughout.

The ground floor comprises an entrance porch, welcoming hallway, spacious lounge, separate family/dining room with bi-folding doors opening onto the garden, kitchen/breakfast room, an additional reception room currently used as an office/bedroom and a downstairs WC. The family/dining room provides a generous space for entertaining and family gatherings, with bi-folding doors allowing plenty of natural light and a lovely connection to the rear garden. The kitchen/breakfast room offers a range of fitted units, ample worktop space and plenty of room for family dining. The additional reception room provides flexible accommodation, ideal for use as a home office, playroom or further bedroom, depending on the needs of the new owners.

To the first floor are four well proportioned bedrooms, offering excellent space for a growing family. The principal bedroom is a generous double with a front facing window, while the second bedroom also provides comfortable double bedroom accommodation. The remaining two bedrooms offer versatile space for children, guests or a home office. Completing the first floor is a family bathroom, providing a practical space for the household.

Externally, the property enjoys a substantial rear garden with a paved patio, generous lawn and mature trees and greenery, creating a private outdoor space for family life. To the front is a lawned garden with a pathway leading to the entrance.

Woodside is a popular residential area of Alkrington, offering a peaceful setting with convenient access to local schools, shops and everyday amenities. Middleton town centre is nearby, while Alkrington Woods Nature Reserve provides a lovely setting for walks. With excellent transport links, including easy access to the M60, M62 and M66 motorway networks, the area is ideal for commuters travelling towards Manchester, Rochdale and Oldham.

This is a wonderful opportunity for a growing family to put their own stamp on a home that has been cherished by the same family for many years and a early viewing is highly recommended.

Tenure: Leasehold - 902 years remaining on the Lease
Ground Rent: TBC
EPC Rating: D
Council Tax Band: E

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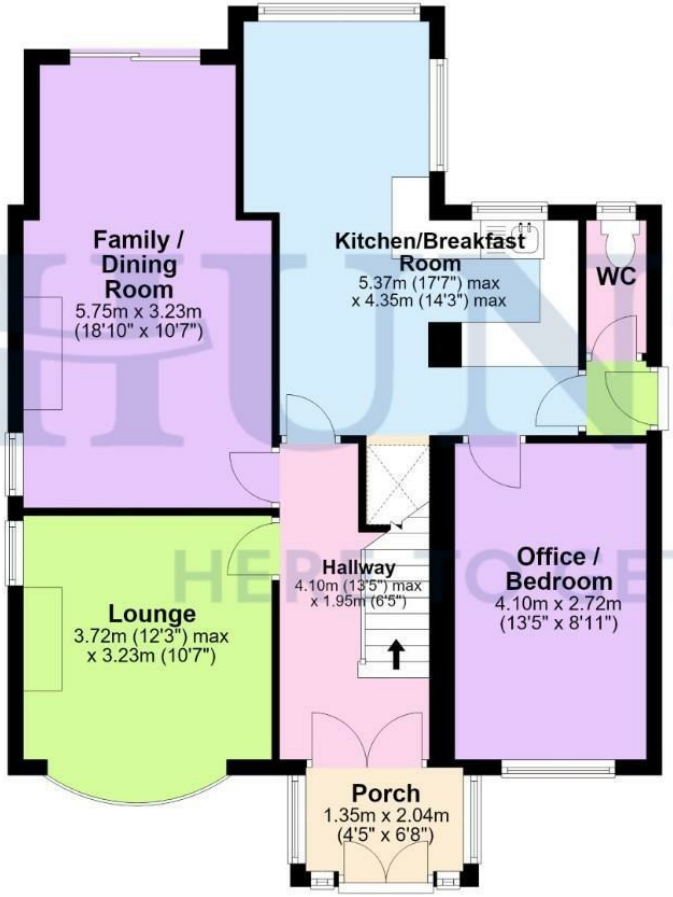
Ground Floor

Approx. 71.2 sq. metres (766.6 sq. feet)



First Floor

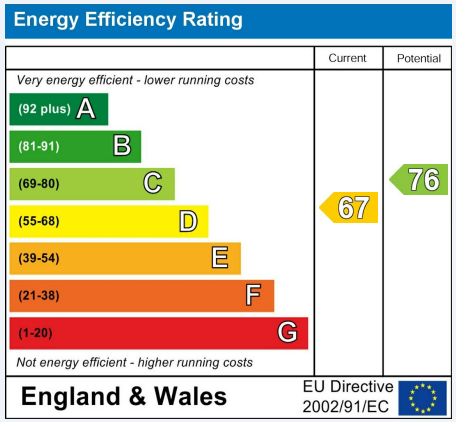
Approx. 56.9 sq. metres (612.1 sq. feet)

Total area: approx. 128.1 sq. metres (1378.7 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.

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.

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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The Property Ombudsman