



## Kingsway, Alkrington, Middleton M24

- NO CHAIN
- AROUND 1,500 SQ FT OF LIVING ACCOMMODATION
- OFF ROAD PARKING
- INTEGRAL GARAGE WITH AN ELECTRIC DOOR
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- SITUATED IN THE HIGHLY DESIRABLE AREA OF ALKRINGTON
- IDEAL FOR A GROWING FAMILY
- DOUBLE SIDED EXTENSION
- EXPANSIVE PRIVATE REAR GARDEN
- EPC - C

Offers In Excess Of £340,000

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HERE TO GET *you* THERE



Hunters are pleased to bring to market this deceptively spacious and extended four/five bedroom mid terraced family home, ideally located on the ever popular Kingsway in Alkrington. Originally a three bedroom semi detached, the property has been thoughtfully extended to offer approximately 1,500 sq ft of versatile living space. Offered with no onward chain, it presents a fantastic opportunity for buyers looking to modernise and make it their own.

Upon entering through a generous entrance hallway, the accommodation unfolds into a bright and airy dining room, enhanced by a large bay window that fills the space with natural light. Double sliding doors lead through to a spacious lounge, which in turn opens out to the substantial private rear garden, perfect for entertaining or relaxing with family. The kitchen/breakfast room has been extended to provide additional space for family life and offers access to the integral garage, providing excellent convenience and storage solutions.

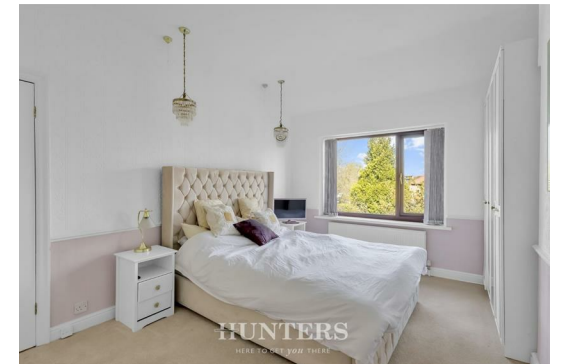
Upstairs, the first floor comprises four well proportioned bedrooms and an additional sitting room, which could easily be adapted into a fifth bedroom, home office, or en-suite. This space is open plan to a family bathroom featuring a corner bath with overhead shower, WC, and wash basin.

Externally, the property benefits from off road parking and an integral garage to the front. To the rear, the highlight is an expansive, beautifully landscaped private garden with far reaching views over Alkrington Tennis Club, an ideal outdoor space for families to enjoy during warmer months.

Situated in a sought after area of Alkrington, the home is close to a wide range of local amenities, including schools, shops, parks, and leisure facilities. Excellent transport links, with easy access to the M60, M62, and M66 motorways, further enhance its appeal for commuters.

Although in need of some updating, this well located and generously sized property offers immense potential and should not be missed. Early viewing is highly recommended to fully appreciate everything it has to offer.

Tenure: Leasehold - 890 years remaining  
Ground Rent: TBC  
EPC Rating: C  
Council Tax Band: D

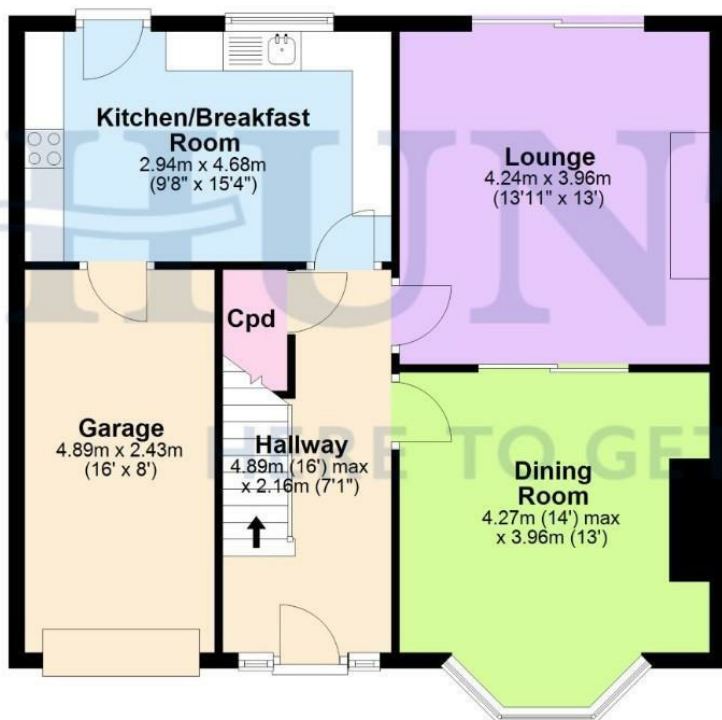






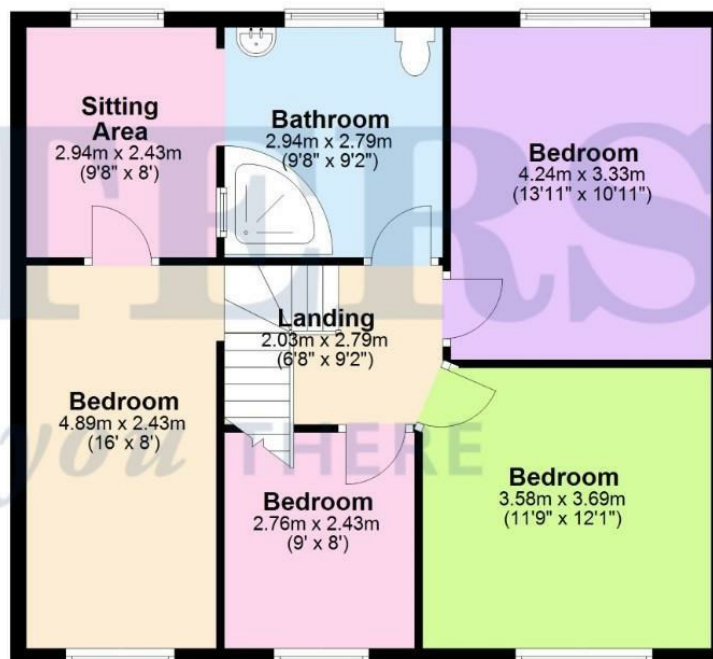
## Ground Floor

Approx. 69.7 sq. metres (749.9 sq. feet)



## First Floor

Approx. 69.3 sq. metres (745.9 sq. feet)



Total area: approx. 139.0 sq. metres (1495.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	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

## 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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