







Kirkway, Alkrington, Manchester, M24

- EXTENDED
- OFF ROAD PARKING AND GARAGE
- CLOSE TO 1,250 SQUARE FT
- CLOSE TO LOCAL SCHOOLS
- COUNCIL TAX BAND C
- RENOVATED TO A HIGH STANDARD
- CONVERTED PART OF THE GARAGE
- SOUGHT AFTER LOCATION OF ALKRINGTON
- EPC RATED C
- SPACIOUS REAR GARDEN

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Asking Price £350,000

Situated in the highly sought-after area of Alkrington, Manchester, this charming semi-detached house on Kirkway offers a delightful family home. The property has been thoughtfully extended to the rear, providing additional living space that enhances its appeal. Inside, you will find two inviting reception rooms, perfect for both relaxation and entertaining. The home boasts three well-proportioned bedrooms, ensuring ample space for family living.

The bathroom is conveniently located, catering to the needs of the household. A notable feature of this property is the part-converted garage, which has been transformed into a playful playroom, ideal for children or as a versatile space for hobbies. The remaining garage area is used solely for storage, ensuring that your belongings are kept safe and organised.

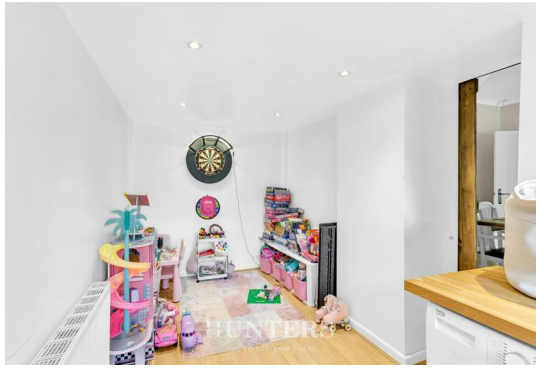
Outside, the property benefits from off-road parking, accommodating multiple vehicles with ease. The spacious rear garden is a true highlight, providing a wonderful outdoor space for family gatherings, gardening, or simply enjoying the fresh air.

This residence is conveniently located near reputable schools, making it an excellent choice for families seeking quality education for their children. With its desirable location and ample amenities, this property presents a fantastic opportunity for those looking to settle in a vibrant community.

Tenure: Leasehold - 912 years remaining
Ground rent: £8PA
Council tax band: C
EPC Rated: C








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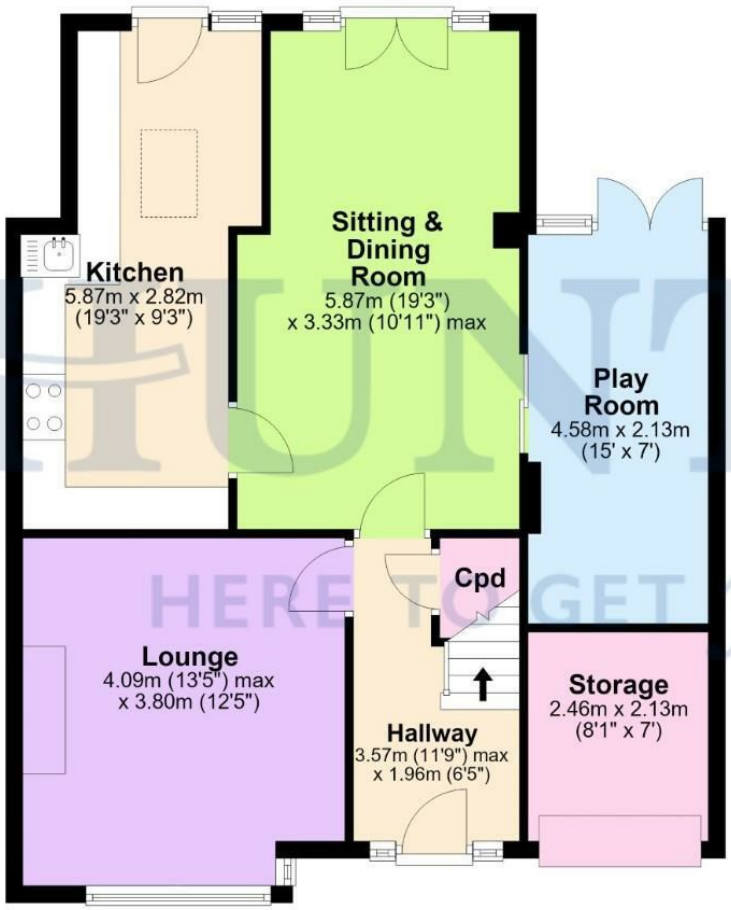

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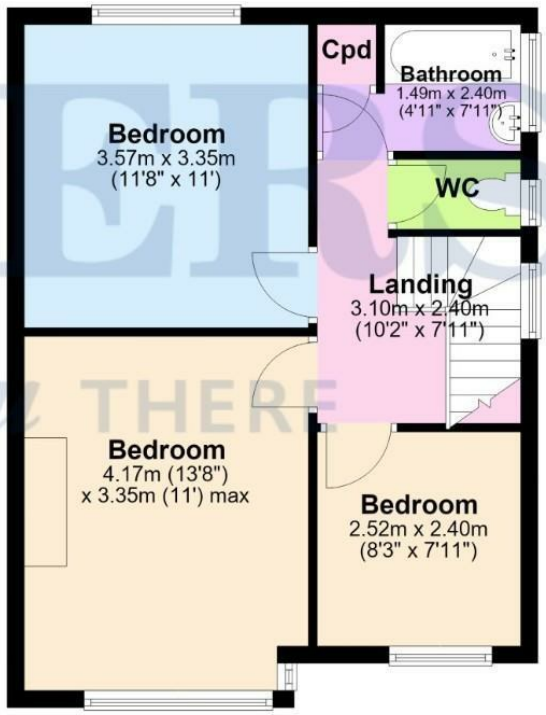
Ground Floor

Approx. 71.6 sq. metres (770.7 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.3 sq. feet)

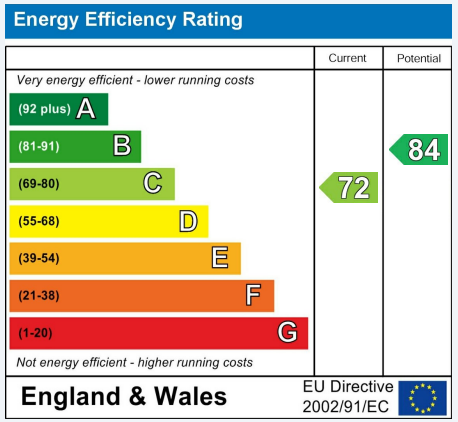


Total area: approx. 115.9 sq. metres (1248.0 sq. feet)

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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