







Dingle Road, Woodside, Alkrington, Middleton M24

- No chain
- Four double bedrooms plus self contained garden accommodation
- Detached garden building with sitting room/bedroom, kitchenette, home office and shower room
- Separate play room and stores
- Driveway for ample cars and EV charging point
- Corner plot of approx one third of an acre on Dingle Road, Woodside
- Approx 2,569 sq ft including garden buildings
- Outdoor kitchen and extensive entertaining gardens
- Garage converted to gym
- Moments from Alkrington Woods, close to local schools and amenities

HUNTERS®
HERE TO GET *you* THERE

Offers In Excess Of £850,000

NO CHAIN | WOODSIDE | LARGE PLOT | IMPRESSIVE OUTBUILDING.

Hunters proudly present this substantial four bedroom detached family home, occupying a large corner plot on Dingle Road, one of the highly desirable roads within the ever popular Woodside area of Alkrington, Middleton. Set within a plot of approximately one third of an acre, the property offers generous accommodation both inside and out, with a range of flexible living spaces, excellent entertaining areas and a number of additional buildings. With plenty of room for family life, working from home, hobbies and entertaining, the property offers the space and versatility to suit a growing family.

The family home offers approximately 1,925 sq. ft. of accommodation, with the overall accommodation including the additional outbuildings extending to approximately 2,569 sq. ft.
Upon entering the property, you are welcomed into a spacious hallway which leads through to the main ground floor accommodation. There is a generous lounge and separate dining room, both featuring attractive bay windows which bring in plenty of natural light and add character to the rooms. At the heart of the home is the spacious kitchen/breakfast room with an additional seating area, creating a sociable space for everyday family life. A separate utility room and downstairs WC complete the ground floor, while the former garage has been fully converted and is currently used as a home gym.

To the first floor are four well proportioned double bedrooms, all benefiting from fitted wardrobes, making this an ideal home for a growing family. The principal bedroom benefits from its own en-suite shower room, with the remaining bedrooms served by a separate family bathroom. There is also easy loft access from one of the bedrooms, with the loft fully boarded and providing excellent additional storage space.

Outside, the property continues to offer an impressive amount of space and versatility. Occupying a substantial plot of approximately one third of an acre, there is a large driveway providing parking for around four vehicles, along with extensive gardens offering plenty of space for children to play, relaxing outdoors and entertaining family and friends. The grounds also benefit from an outdoor kitchen, creating an excellent entertaining area and providing the perfect opportunity to enjoy the garden throughout the warmer months.

To the garden are a number of impressive additional buildings, offering an exceptional level of versatility. The principal garden building provides a spacious garden room/sitting room, together with a separate home office and shower room, creating an ideal space for working from home, entertaining, relaxing or accommodating a variety of hobbies and interests. Further outbuildings provide additional storage and a separate play/games room, making the outside space particularly well suited to family life.

The property has also benefited from a single storey extension, further enhancing the already generous ground floor accommodation.

Situated on Dingle Road within the sought after Woodside area of Alkrington, the property enjoys a residential setting with some fantastic outdoor spaces close by. Alkrington Woods Nature Reserve is a particular highlight, offering extensive mature woodland, meadows, the River Irk and a network of walking routes, making it ideal for family walks, dog walking, running and enjoying the outdoors. The wider area also benefits from a number of green spaces and countryside walks, while Middleton town centre is within easy reach for everyday shopping, restaurants, cafés and leisure facilities. There are local schools and amenities nearby, with Manchester, Rochdale and Heywood all readily accessible, along with convenient links towards the M60 and wider Greater Manchester.

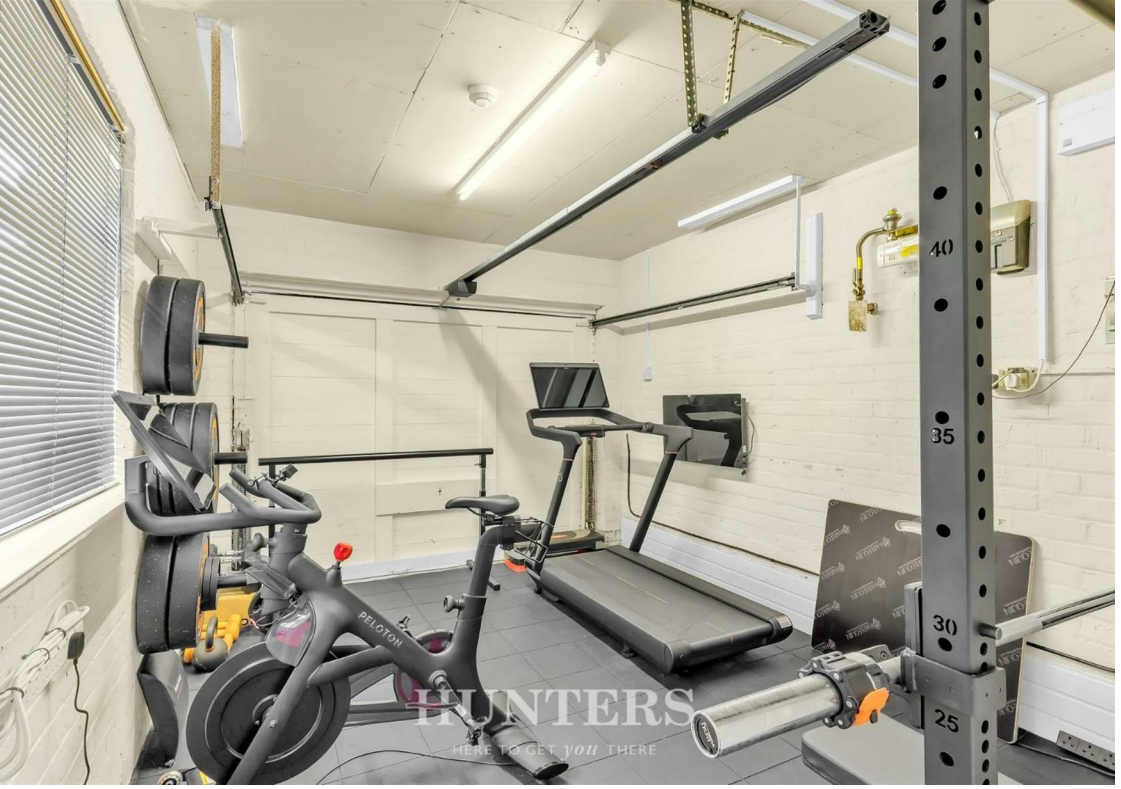
An early viewing is highly recommended to fully appreciate the size, versatility and excellent outdoor space this impressive family home has to offer.







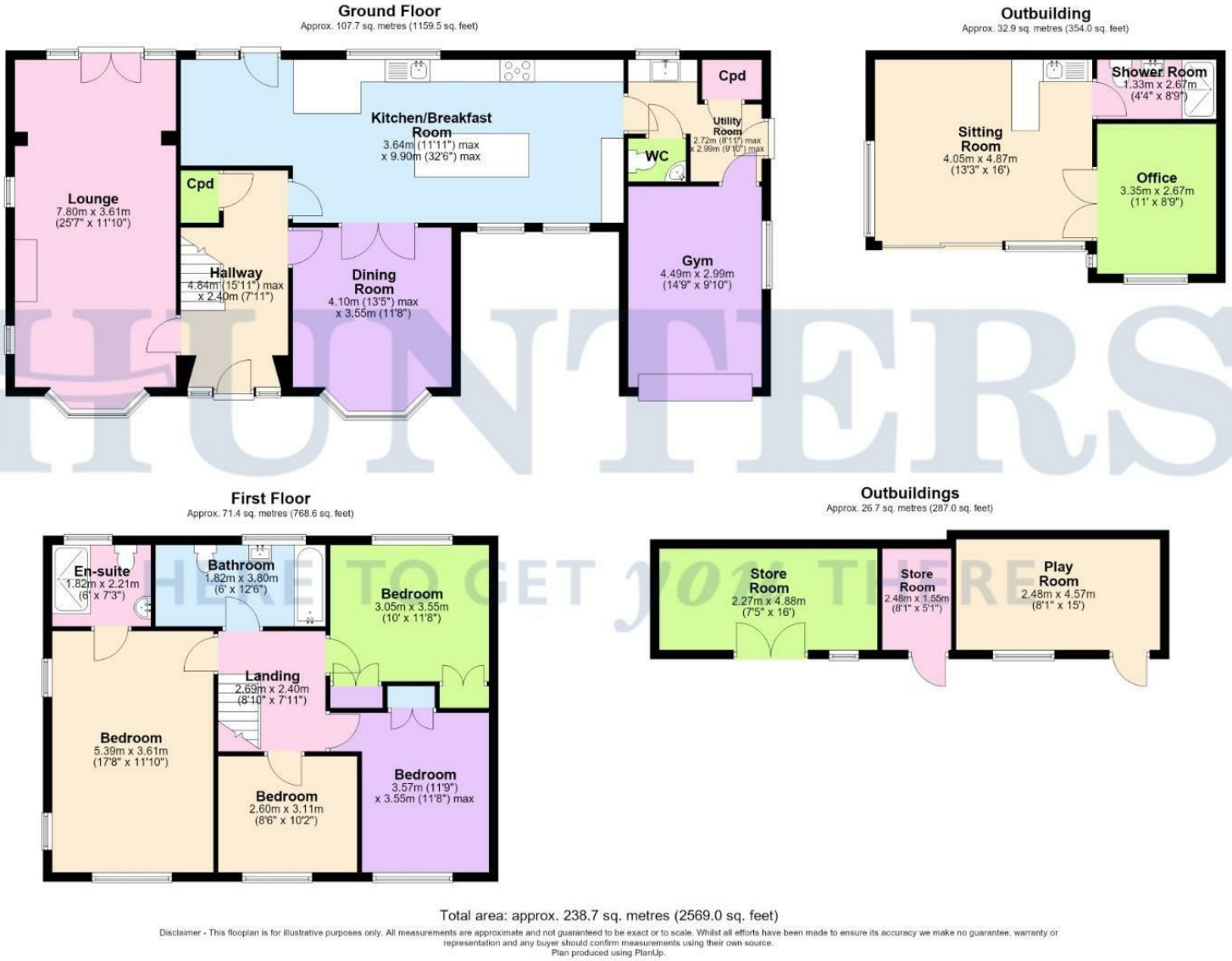




PELOTON
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Total area: approx. 238.7 sq. metres (2569.0 sq. feet)

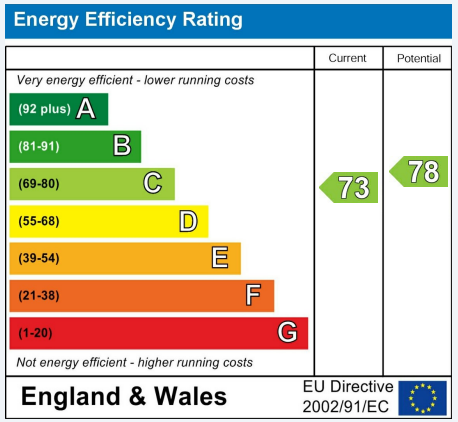
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

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.

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

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The Property Ombudsman