

## Ash Walk, Alkrington, Manchester, M24

- FREEHOLD
- EXTENDED
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING FOR AMPLE CARS
- COUNCIL TAX BAND D
- LARGE PLOT
- OUTBUILDING CONTAINING A BBQ
- CLOSE TO LOCAL SCHOOLS
- EPC RATED C
- VIEWING RECOMMENDED

**Asking Price £415,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

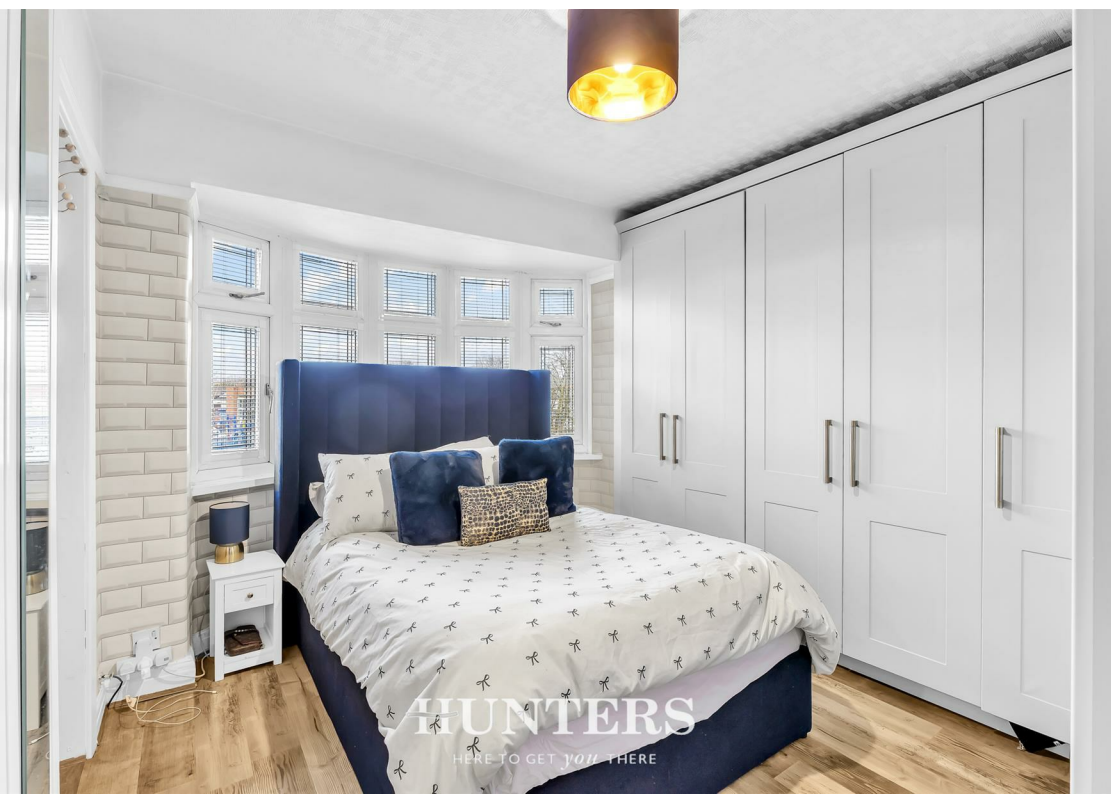
**FREEHOLD & NO CHAIN.** Welcome to this charming detached house located on Ash Walk in the sought-after area of Alkrington, Manchester. This delightful property is set on a large plot, providing ample outdoor space for both relaxation and recreation. Inside, you will find two inviting reception rooms that offer a perfect setting for family gatherings or entertaining guests. The home boasts three well-proportioned bedrooms, ensuring plenty of room for a growing family or for those who enjoy having extra space.

The property features a well-appointed bathroom, catering to all your daily needs. One of the standout features of this home is the outbuilding, which is equipped with a barbecue area, making it an ideal spot for summer gatherings with family and friends.

Additionally, there is significant scope to extend the property further, allowing you to tailor it to your specific needs and preferences. This house presents a wonderful opportunity for those looking to create their dream home in a desirable location. With its combination of space, potential, and a fantastic outdoor area, this property is not to be missed.

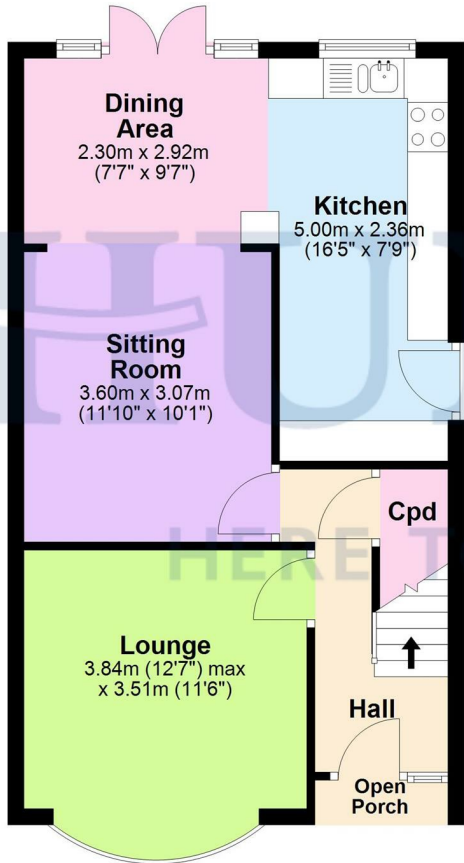
EPC Rated: C  
Tenure: Freehold  
Council tax band: D





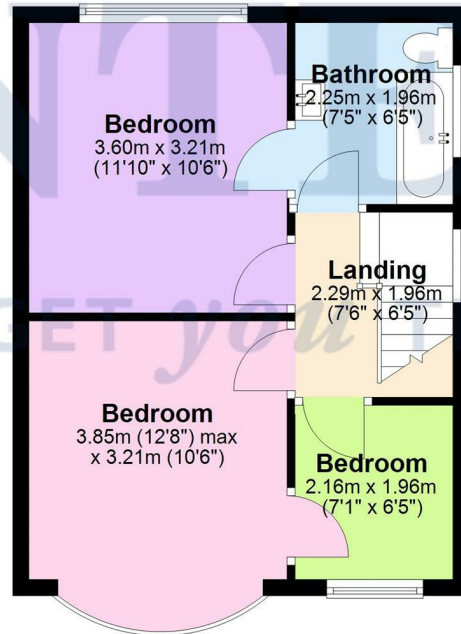
## Ground Floor

Approx. 49.4 sq. metres (531.3 sq. feet)



## First Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



## Outbuilding

Approx. 6.1 sq. metres (65.5 sq. feet)



Total area: approx. 92.2 sq. metres (992.1 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>	70	76
(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.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>