



## Parkside, Woodside, Alkrington, Middleton M24

- FREEHOLD
- LARGE CORNER PLOT
- NO CHAIN
- CLOSE TO ALKRINGTON WOODS
- EASY ACCESS TO M60/M62 MOTORWAY NETWORK
- HIGHLY DESIRABLE AREA OF WOODSIDE IN ALKRINGTON
- SUBSTANTIAL FOUR BEDROOM FAMILY HOME
- RECENTLY RENOVATED TO A HIGH STANDARD
- EPC RATING - D
- EARLY VIEWING IS HIGHLY RECOMMENDED

Asking Price £675,000

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

Hunters are proud to present this exceptional four bedroom detached family home, occupying a prominent corner plot on the highly sought after Parkside in the heart of Woodside in Alkrington, widely regarded as one of Middleton's most desirable residential locations. Extending to approximately 2,357 sq. ft. and arranged across three floors, this substantial home offers an outstanding blend of generous living space, versatile accommodation, mature gardens and attractive elevated views over the surrounding greenery.

The property is approached via a generous driveway providing ample off road parking, whilst beautifully maintained gardens enhance its impressive kerb appeal. Stepping inside, a spacious entrance hallway leads to a superb bay fronted lounge, flooded with natural light and offering a welcoming space to relax. The true heart of the home lies to the rear, where an impressive open plan breakfast kitchen, living and dining area spans over 26 feet in length. Designed with modern family living and entertaining in mind, this exceptional space features a central island, generous seating and dining areas, and delightful views across the garden. Large bi-folding doors flood the room with natural light and open seamlessly onto the rear garden, creating an enviable indoor/outdoor living experience. A useful utility room, ground floor WC and additional storage cupboard complete the ground floor accommodation.

To the first floor are four well proportioned bedrooms, including a spacious principal bedroom with an attractive bay window, together with a contemporary family bathroom and separate shower room, perfectly suited to the demands of modern family life.

A particular highlight of the property is the versatile lower ground floor, currently utilised as a gym and garage with two additional storage rooms. Offering excellent flexibility, this substantial space could easily lend itself to a home office, cinema room, workshop, or hobby area, subject to any necessary consents.

Externally, the property enjoys a mature and private rear garden surrounded by established greenery, providing a peaceful setting for outdoor entertaining and family gatherings. Its elevated position further enhances the home, offering attractive views across the surrounding treescape.

Parkside within Woodside, Alkrington remains one of the area's most desirable locations, highly favoured by families due to its excellent schools, nearby parks, and immediate proximity to Alkrington Woods, offering beautiful woodland walks and green open space. The area also benefits from a range of local amenities and convenient access to Manchester city centre. Mills Hill railway station and the M60 and M62 motorway networks are also within easy reach, making it ideal for commuters.

Early viewing is essential to appreciate the scale and versatility of the accommodation, together with the property's outstanding corner plot position on one of Alkrington's most desirable roads.

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: F





# ENERGY PERFORMANCE CERTIFICATE

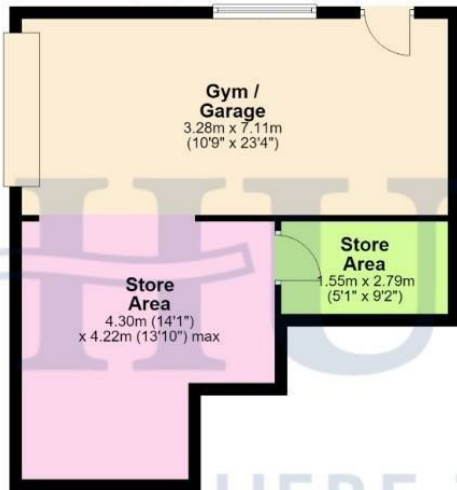
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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>			
(55-68) <b>D</b>		65	80
(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

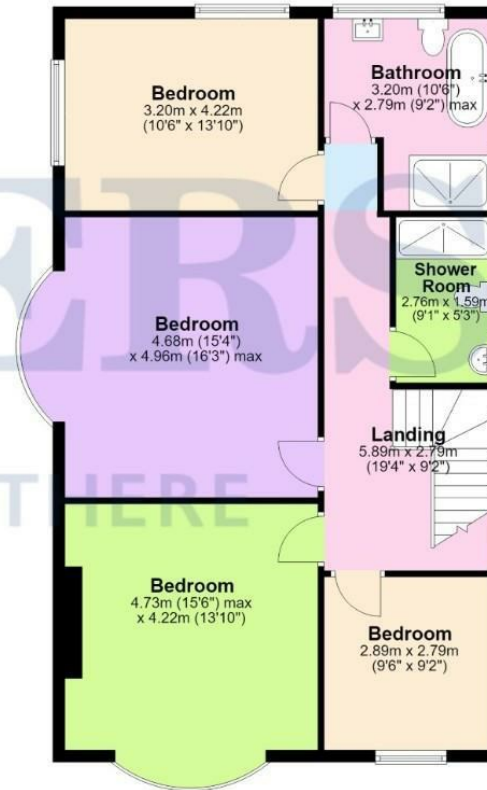
**Lower Ground Floor**  
Approx. 44.3 sq. metres (477.0 sq. feet)



**Ground Floor**  
Approx. 87.3 sq. metres (940.0 sq. feet)



**First Floor**  
Approx. 87.4 sq. metres (940.5 sq. feet)



Total area: approx. 219.0 sq. metres (2357.6 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.

## 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>