Hall Drive, Woodside, Alkrington, Middleton M24

- NO CHAIN
- SOUGHT AFTER WOODSIDE LOCATION
- SPACIOUS FAMILY ACCOMMODATION
- LARGE ENCLOSED REAR GARDEN
- CLOSE TO SCHOOLS & AMENITIES
- FREEHOLD
- FOUR BEDROOM SEMI DETACHED HOME
- INTEGRAL GARAGE & DRIVEWAY
- IDEAL FAMILY HOME
- VIEWING HIGHLY RECOMMENDED

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Offers In Excess Of £449,000

Hunters are delighted to bring to market this spacious well presented four bedroom semi detached family home, situated in the highly sought after Woodside area of Alkrington. Having been lovingly owned by the same family for many years, the property is now ready for a new owner to create a wonderful long term family home. Offered to the market with the added benefit of no onward chain, this fantastic property enjoys generous accommodation throughout and is ideal for a growing family.

The accommodation briefly comprises an enclosed entrance porch opening into a welcoming hallway with useful understairs storage. To the front of the property is a spacious bay fronted dining room, providing an elegant setting for family meals and entertaining, while to the rear a generous lounge enjoys an abundance of natural light, with French doors opening onto the rear garden, creating a bright and inviting space for relaxing while seamlessly connecting the indoors with the outdoor entertaining area. The fitted kitchen overlooks the rear garden and provides access to the side of the property, with internal access to the integral garage, presenting excellent storage or potential for conversion, subject to the relevant planning permissions.

To the first floor, the property offers four well proportioned bedrooms, including three generous doubles and a versatile fourth bedroom, ideal as a nursery, home office or dressing room. Completing the accommodation is a family bathroom fitted with a three piece suite.

Externally, the property enjoys excellent kerb appeal with a driveway providing off road parking and access to the integral garage. To the rear is a beautifully established, enclosed garden extending to an impressive length, featuring a large lawn, attractive stone pathways and a choice of seating areas. This wonderful outdoor space provides the perfect setting for children to play or for entertaining family and friends throughout the warmer months.

Situated in the highly sought after Woodside area of Alkrington, the property is ideally positioned for a wide range of local amenities, highly regarded schools and excellent transport links, with convenient access to the motorway network and surrounding towns.

Viewing is highly recommended to fully appreciate the generous accommodation, superb rear garden and outstanding potential this wonderful family home has to offer.

Tenure: Freehold
EPC Rating: C
Council Tax Band: E

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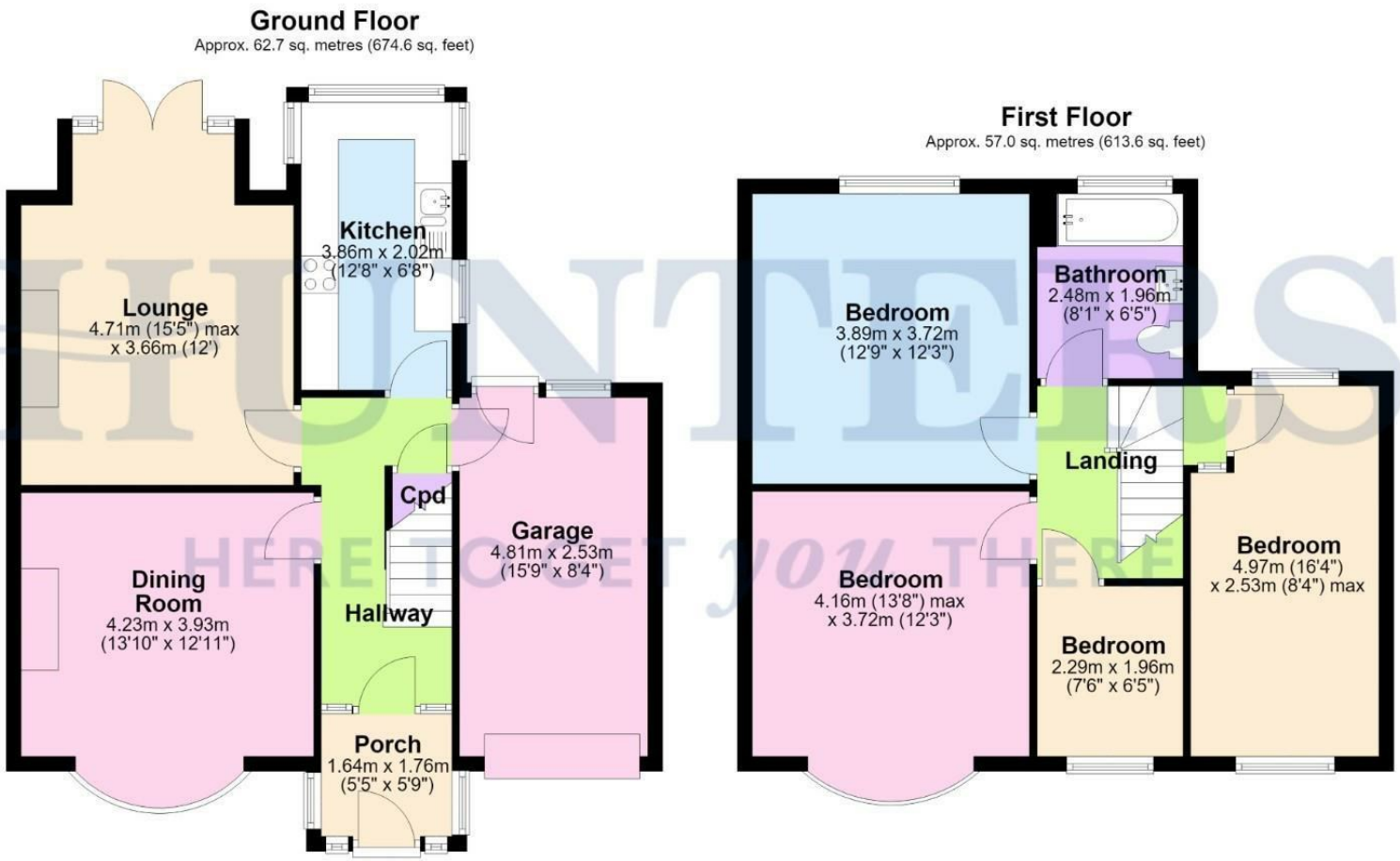
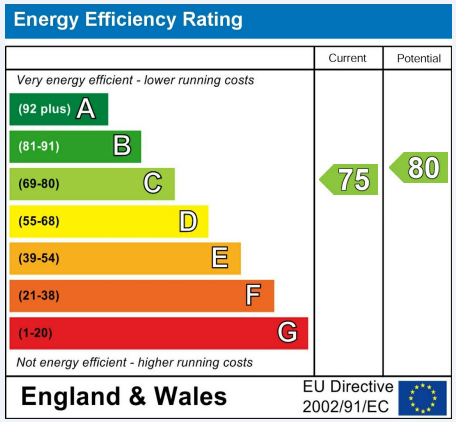


Total area: approx. 119.7 sq. metres (1288.2 sq. feet)

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.

58 Long Street, Middleton, Manchester, M24 6UQ
Tel: 0161 637 4083 Email:
northmanchester@hunters.com https://www.hunters.com

The Property Ombudsman