

Malvern Road, Alkrington, Middleton M24

- NO CHAIN
- DESIRABLE AREA OF ALKRINGTON
 - APPROX. 1,408 SQ. FT.
- CLOSE TO SCHOOLS, SHOPS & TRANSPORT LINKS
 - EPC – C
- EXTENDED FOUR BEDROOM SEMI DETACHED HOME
 - OFF ROAD PARKING
 - GENEROUS FRONT & REAR GARDENS
- EARLY VIEWING IS HIGHLY RECOMMENDED
 - COUNCIL TAX BAND – D

Asking Price £350,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are delighted to offer for sale this spacious and extended four bedroom semi detached family home, situated on the ever popular Malvern Road in Alkrington and offered to the market with no chain. Occupying a generous plot in one of Middleton's most sought after residential locations, this substantial home offers approximately 1,408 sq. ft. of versatile living accommodation, excellent scope for modernisation and the opportunity to create a fantastic family home to suit your own style and requirements.

Stepping inside, the property opens into an entrance porch which leads through to a spacious and welcoming hallway, complete with useful under stairs storage. Positioned to the front of the home is a bright bay fronted dining room, providing the perfect setting for family entertaining. To the rear, the impressive extended lounge offers an excellent principal reception space, flooded with natural light and enjoying views over the rear garden, with sliding doors creating a seamless connection between the indoor and outdoor living areas. The fitted kitchen is well equipped with a range of wall and base units, offering ample cupboard and worktop space and is complemented by a separate utility room providing additional storage and space for laundry appliances. A further reception room offers excellent versatility and could be utilised as a family room, playroom or home office to suit a buyer's individual needs, while a conveniently located ground floor WC completes the accommodation. The thoughtful extension has created a spacious and flexible layout, perfectly designed to accommodate modern family living.

To the first floor are four well proportioned bedrooms, including three generous doubles and a fourth bedroom which would also make an ideal nursery or home office. The accommodation is completed by a modern wet room and a separate WC, offering added convenience.

Externally, the property enjoys a generous frontage with a paved driveway providing off road parking for two vehicles. To the rear is a private, enclosed garden with a well maintained lawn, patio seating areas and mature planting, creating an ideal space for relaxing, entertaining and family enjoyment.

Malvern Road is ideally positioned in the highly regarded Alkrington district of Middleton, a location that continues to be popular with families thanks to its excellent amenities and convenient transport links. A range of local shops, supermarkets, cafés and leisure facilities are all within easy reach, while several well-regarded primary and secondary schools are close by. The property also benefits from excellent commuter links, with the M60, M62 and M66 motorway networks just a short drive away, providing straightforward access to Manchester city centre, Bury, Rochdale, Oldham and beyond. Manchester Airport and MediaCityUK are also easily accessible, making this an ideal location for commuters.

Early viewing is highly recommended to truly appreciate the size, potential and accommodation on offer.

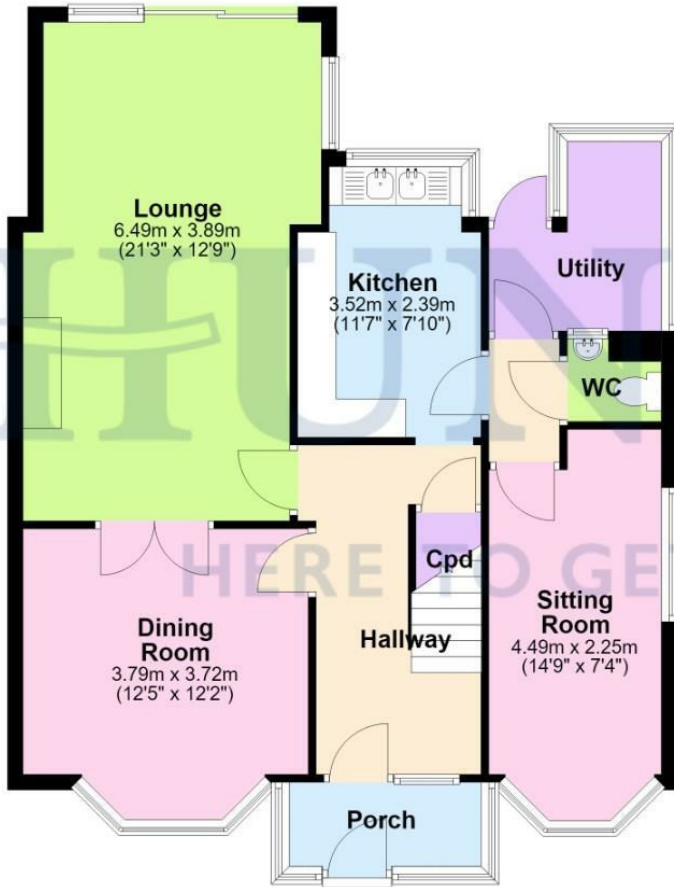
Tenure: Leasehold - 911 years remaining
Ground Rent: £7.00 per annum
EPC Rating: C
Council Tax Band: D





Ground Floor

Approx. 75.1 sq. metres (808.2 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.8 sq. feet)



Total area: approx. 130.8 sq. metres (1408.0 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.



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) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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

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