Kirkway, Alkrington, Middleton M24

- ESTABLISHED FREEHOLD TITLE
- HIGHLY DESIRABLE AREA OF ALKRINGTON
- GENEROUS PLOT
- CLOSE TO SCHOOLS & AMENITIES
- SPECTACULAR 22FT OPEN PLAN KITCHEN, DINING & LIVING SPACE
- SUBSTANTIALLY EXTENDED & TURN-KEY THROUGHOUT
- INTEGRAL GARAGE & AMPLE OFF ROAD PARKING
- BEAUTIFULLY ESTABLISHED TIERED REAR GARDEN
- EXCELLENT MOTORWAY LINKS
- EARLY VIEWING IS HIGHLY RECOMMENDED

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Offers In The Region Of £450,000

Hunters are delighted to bring to the market this exceptionally spacious and substantially extended four bedroom dormer semi detached bungalow, occupying a generous plot on the popular Kirkway in Alkrington. Having been significantly improved by the current owners, this impressive property offers versatile accommodation arranged over two floors. Presented to a high standard throughout, the property combines generous living space with excellent flexibility, making it an ideal home for a growing family.

Stepping through the entrance porch, you are welcomed into this impressive and spacious home, which offers well proportioned accommodation and a versatile layout throughout. The entrance porch leads into a generous hallway with useful storage, providing access to the principal ground floor rooms. To the front of the property is a spacious living room, featuring a large bay window which floods the room with natural light and creates a warm and inviting reception space. To the rear, the property truly comes into its own with an impressive extended open plan kitchen, dining and sitting room. This superb space forms the heart of the home, offering generous proportions and an excellent setting for both everyday family life and entertaining, with a pleasant outlook over the rear garden. Completing the ground floor is a further versatile room, currently utilised as a bedroom, together with a conveniently positioned shower room.

To the first floor are three well proportioned bedrooms, providing excellent accommodation for a growing family, alongside a modern family bathroom and useful eaves storage. The combination of the spacious first floor accommodation and additional versatile living space on the ground floor offers a flexible layout to suit a variety of needs.

Externally, the property continues to impress, with a beautifully established tiered rear garden featuring paved seating areas and a covered outdoor seating area. The different levels and mature greenery create an attractive and private setting, providing an excellent space for relaxing, entertaining and enjoying the garden throughout the year. To the front, the property benefits from a driveway leading to the integral garage, providing secure parking and additional storage, together with a further driveway offering ample off road parking. A small landscaped garden area completes the attractive front.

Kirkway is conveniently positioned for access to a range of local schools, amenities and transport links, with excellent access to the motorway network. Manchester city centre is approximately 20 minutes away by car, making this an ideal location for those looking to enjoy a spacious family home within easy reach of Middleton and beyond.

Viewing is highly recommended to fully appreciate the exceptional size, versatility and standard of accommodation this impressive home has to offer.

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

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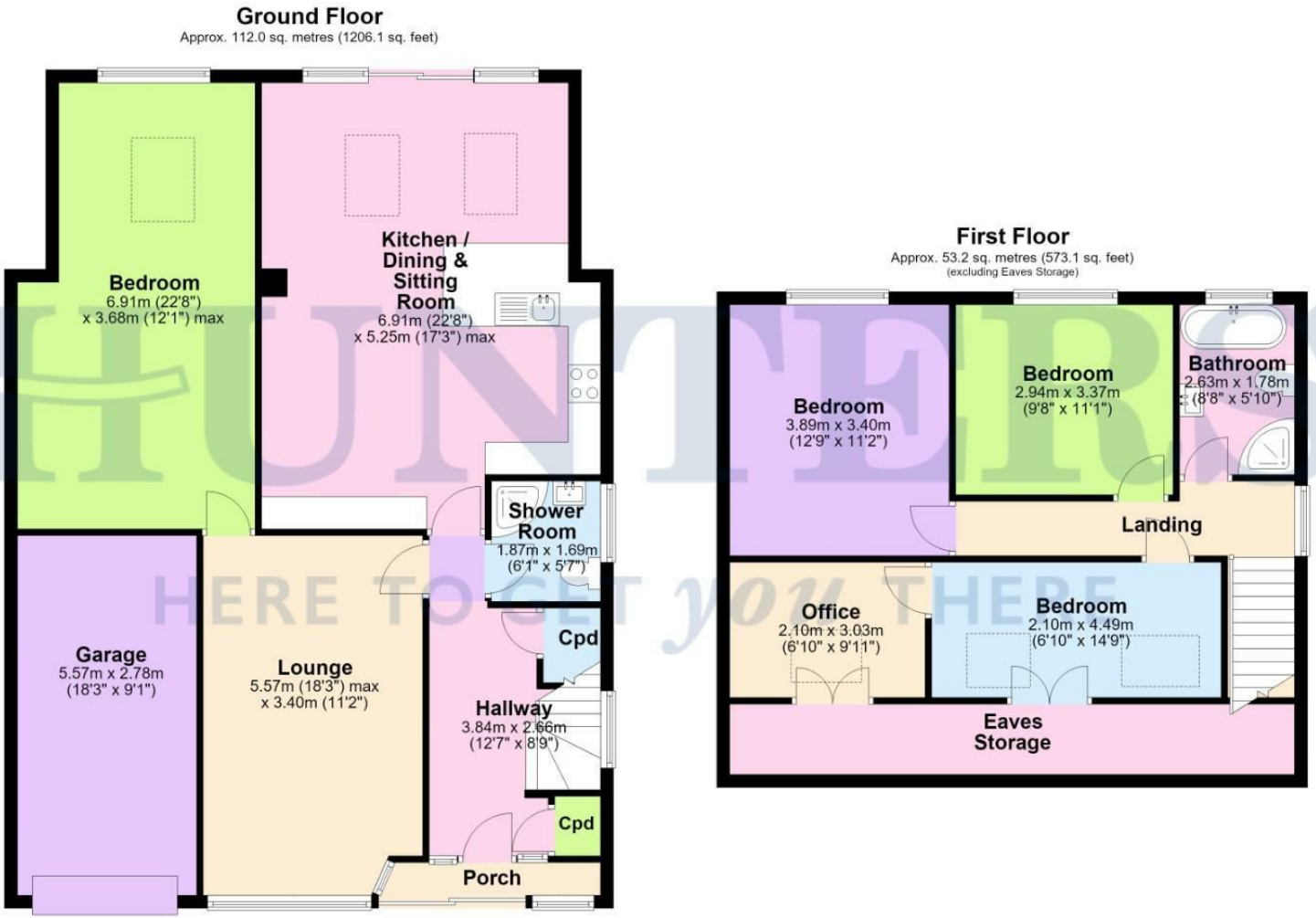
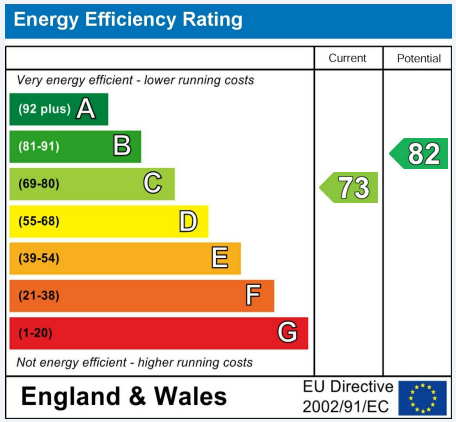


Total area: approx. 165.3 sq. metres (1779.1 sq. feet)

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.

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The Property Ombudsman