



## Warwick Road, Alkrington, Middleton M24

- SOUGHT AFTER LOCATION
- PERFECT FAMILY HOME
- DECEPTIVELY SPACIOUS
  - EPC RATED C
  - COUNCIL TAX BAND D
- FOUR DOUBLE BEDROOMS
- AMPLE PARKING AND GARAGE
- APPROX 6 MILES TO MANCHESTER
- EASILY MAINTAINED REAR PATIO
- OPEN PLAN KITCHEN/DINING ROOM

**Asking Price £375,000**

**HUNTERS®**  
HERE TO GET *you* THERE



Hunters are pleased to offer this delightful and spacious four-bedroom extended semi-detached true bungalow, perfectly located on Warwick Road in the highly sought-after area of Alkington. With a high demand for bungalows in this desirable location, this presents a fantastic opportunity.

As you enter, you're greeted by a generous hallway that leads into the bright and airy lounge, filled with natural light. The hallway also provides access to a downstairs double bedroom and a bathroom featuring both a bathtub and overhead shower for added convenience. The ground floor further boasts an open-plan kitchen/dining area with an island, ideal for hosting and entertaining guests. French doors open to a low-maintenance patio garden and a detached garage.

Stairs from the hallway take you to the first floor, where you'll find three additional double bedrooms, including the master with built-in wardrobes offering ample storage. A shower room, equipped with a shower, sink, and WC, is also located on this level.

Externally, the property benefits from a well-maintained rear garden. There is also a garage and off-road parking at the side, providing space for multiple vehicles.

Located in the highly desirable Alkington area, this property is within walking distance of local shops and excellent schools. Middleton town centre, with its wide range of amenities, is easily accessible, and the M60 motorway network is just a short drive away, making this an ideal choice for commuters.

Tenure: Leasehold - 933 years remaining  
Ground Rent: £8 per annum  
EPC Rating: C  
Council Tax Band: D



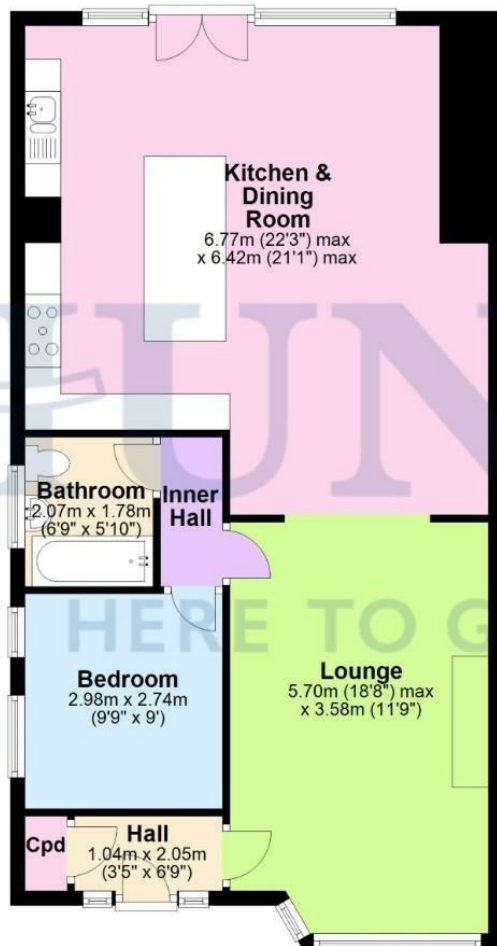






## Ground Floor

Approx. 78.5 sq. metres (844.8 sq. feet)



## First Floor

Approx. 49.3 sq. metres (530.2 sq. feet)



Total area: approx. 127.7 sq. metres (1375.0 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.

## 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>	79	87
(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.



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