



Alkrington Hall Road South, Alkrington (Woodside), M24

- WOODSIDE ALKRINGTON
 - ATTIC ROOM
 - DETACHED GARAGE
- SOUGHT AFTER LOCATION
 - COUNCIL TAX BAND D
- EXTENDED
 - LARGE CORNER PLOT
 - FRONT AND REAR GARDENS
 - EPC RATED C
 - NO CHAIN

Asking Price £390,000

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NO CHAIN | EXTENDED | WOODSIDE, ALKRINGTON. Nestled in the desirable area of Woodside in Alkrington, this charming semi-detached house on Alkrington Hall Road South offers a wonderful opportunity for families. Spanning an impressive 1,630 square feet, the property is set on a large corner plot, providing ample outdoor space for relaxation and recreation.

Upon entering, you will find a welcoming reception room that leads to an extended ground floor, enhancing the living space and making it perfect for entertaining or family gatherings. The property boasts three well-proportioned bedrooms, ensuring comfort for all family members. Additionally, there is a conveniently located bathroom that caters to the needs of the household.

One of the standout features of this home is the attic room, which presents a versatile space that could serve as a playroom for children or a quiet office for those working from home. The property also includes a detached garage, providing secure storage or potential for a workshop.

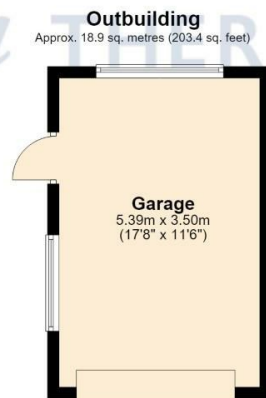
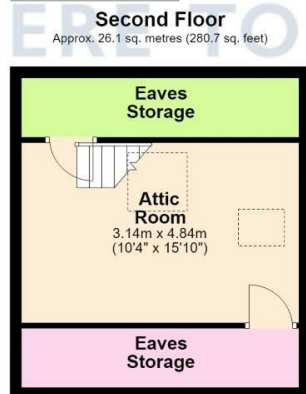
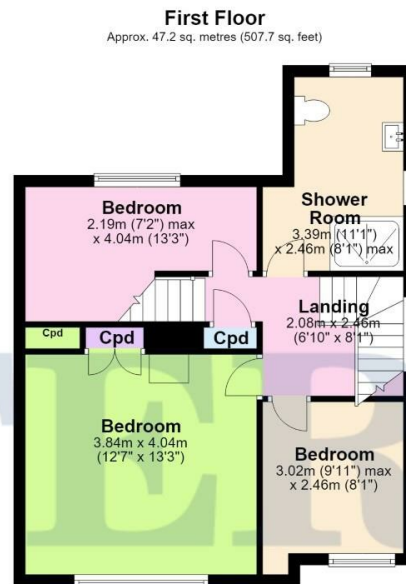
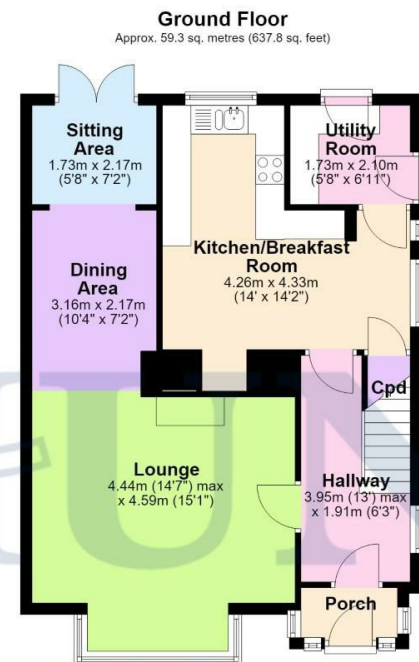
The maintained front and rear gardens are a true highlight, offering a picturesque setting for outdoor enjoyment. With no chain involved, this property is ready for you to move in and make it your own.

This delightful home in Alkrington is not to be missed, combining spacious living with a lovely garden and a prime location. Whether you are looking to settle down or invest, this property presents an excellent opportunity in a sought-after neighbourhood.

Tenure: Leasehold - 911 years remaining
Ground rent: £6 PA
EPC: Rated C
Council tax band: D







Total area: approx. 151.4 sq. metres (1629.6 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.

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		
(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

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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