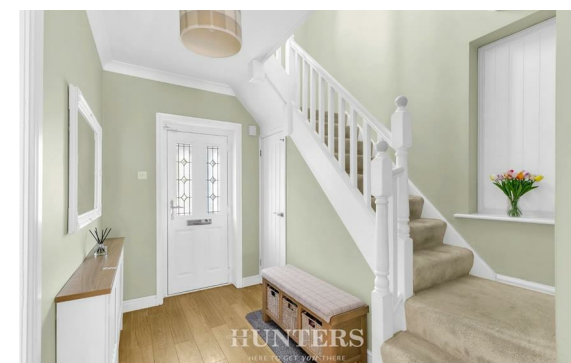




Mainway, Alkrington, Middleton M24

- FREEHOLD
- SOUTH FACING REAR GARDEN
- EXCELLENT FAMILY LOCATION
 - EXTENDED
- MODERN HIGH-SPEC KITCHEN
- HIGHLY SOUGHT AFTER AREA OF ALKRINGTON
 - IMPRESSIVE OPEN PLAN LIVING SPACE
 - CLOSE TO WELL REGARDED SCHOOLS
 - OFF ROAD PARKING
 - VIEWING RECOMMENDED

Asking Price £495,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to present this outstanding three bedroom semi detached family home, set within one of Middleton's most desirable residential locations on the ever popular Mainway in Alkrington. Immaculately presented throughout and thoughtfully enhanced by the current owners, this impressive freehold home offers a wonderful balance of style, comfort and practicality, making it an ideal choice for families looking to move straight into a property where every detail has been carefully considered.

The accommodation opens with a welcoming entrance hallway, which has been tastefully redecorated along with the stairs and landing. To the front and rear is a superb open plan lounge and dining room, filled with natural light from bay windows at both ends, creating a fantastic space for family living and entertaining. The impressive kitchen, installed just four years ago, features quartz worktops, integrated Bosch double ovens and hob, integrated dishwasher, instant hot water tap, double under-mounted composite sink, integrated recycling bins and excellent storage, including a breakfast bar. The kitchen also benefits from a useful utility area, stylish media wall with additional storage and French doors leading out to the rear garden, perfectly combining indoor and outdoor living.

The former garage has been converted into a versatile second reception room, currently used as a home office, benefiting from a new roof fitted last year. This flexible space is ideal for a growing family and could also be utilised as a fourth bedroom, playroom, snug or additional living area depending on individual requirements.

To the first floor are three well proportioned bedrooms, comprising two doubles and a generous single, alongside a modern family bathroom featuring underfloor heating, a waterfall shower, heated towel rail and excellent built in storage. A second WC is also nearing completion. The property further benefits from new internal doors throughout, new rear and side windows and doors, new carpets upstairs, a combi boiler with Nest smart heating and fitted wardrobes to the main and second bedrooms.

Externally, the property enjoys a generous driveway with solar lighting, new front fencing and an external power point. To the rear is a beautifully landscaped south facing garden, offering an excellent level of privacy with Indian slate patio, neat borders and replacement fencing. There are also two useful outbuildings, one currently used as a home gym with an insulated floor and a further shed, both with electrics ready to be connected, making them ideal for a range of uses.

Located in the highly sought after Alkrington area, the property enjoys an enviable position within one of Middleton's most desirable residential neighbourhoods. This area offers access to a selection of highly regarded primary and secondary schools, beautiful green spaces including Alkrington Woods Nature Reserve and nearby Heaton Park, as well as a variety of local shops, cafés and everyday amenities. Excellent transport links, including regular bus routes, nearby Metrolink connections and easy access to the M60 motorway network, provide convenient commuting to Manchester City Centre, Bury, Rochdale and surrounding areas.

Offering stylish, move in ready accommodation in a prime family location, early viewing is highly recommended.

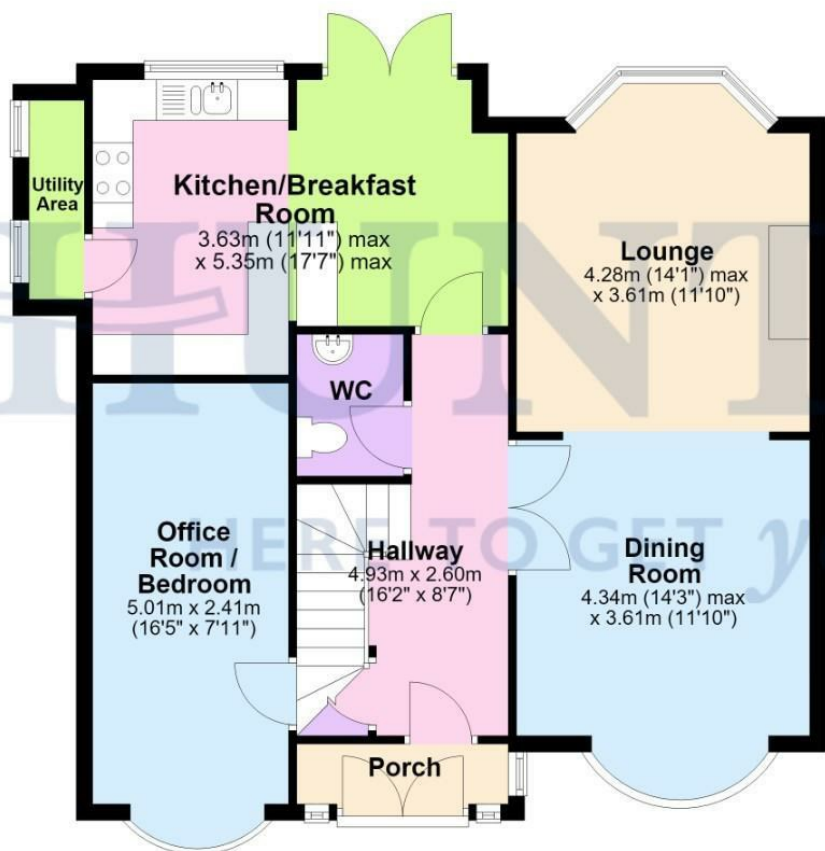
Tenure: Freehold
EPC Rating: C
Council Tax Band: D





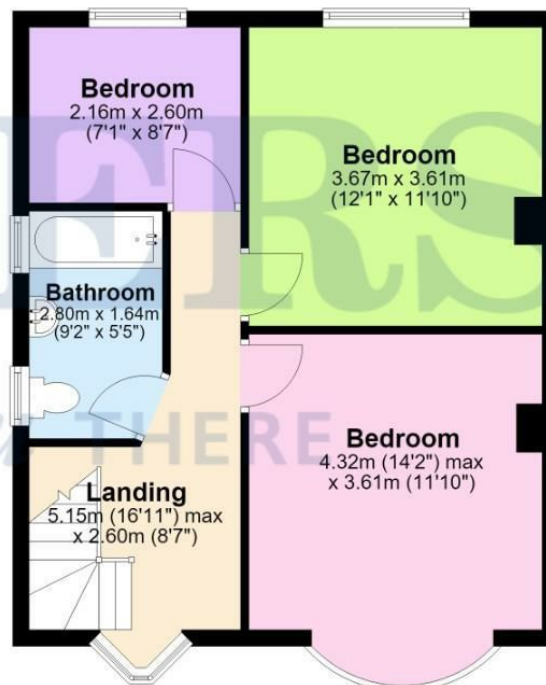
Ground Floor

Approx. 75.0 sq. metres (806.9 sq. feet)



First Floor

Approx. 47.2 sq. metres (507.6 sq. feet)



Total area: approx. 122.1 sq. metres (1314.5 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	76	81
(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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