



## Warwick Road, Alkrington, Manchester, M24

- FREEHOLD
- RENOVATED TO A HIGH STANDARD
  - DETACHED GARAGE
- GROUND FLOOR SHOWER ROOM
  - COUNCIL TAX BAND D
- DORMER BUNGALOW
- SOUGHT AFTER LOCATION
- DRIVEWAY FOR AMPLE VEHICLES
  - EPC RATED C
- VIEWING RECOMMENDED!

**Asking Price £370,000**





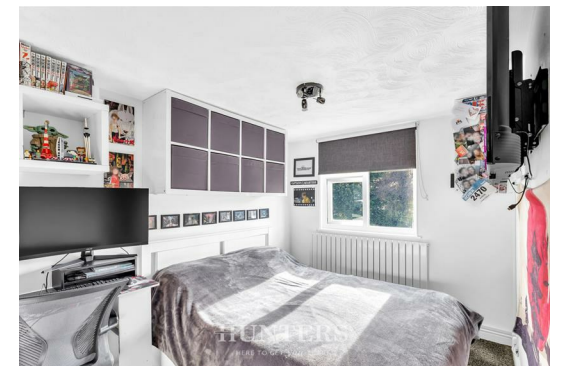
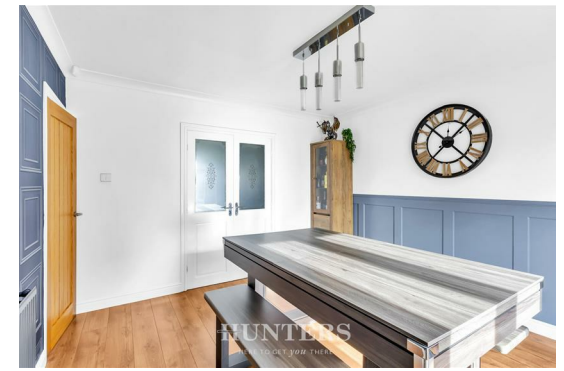
FREEHOLD. Hunters are pleased to market this beautifully renovated semi-detached dormer bungalow, located on the desirable Warwick Road in Alkrington, Manchester. This charming property boasts an impressive layout, featuring two spacious reception rooms that provide ample space for relaxation and entertaining. With three well-appointed bedrooms, this home is perfect for families or those seeking extra room for guests.

The bungalow includes two modern bathrooms, one of which is a convenient downstairs shower room, ideal for guests or for those who prefer single-level living. The high standard of renovation throughout the property ensures a contemporary and stylish atmosphere, making it a delightful place to call home.

For those with vehicles, the property offers parking for two cars, along with a garage that provides additional storage space, catering to all your practical needs. This lovely home combines comfort and functionality, making it an excellent choice for anyone looking to settle in a welcoming community.

With its prime location and thoughtful design, this dormer bungalow is a rare find and is sure to attract interest. Don't miss the opportunity to view this exceptional property.

EPC Rated: D  
Tenure: Freehold  
Council tax band: D



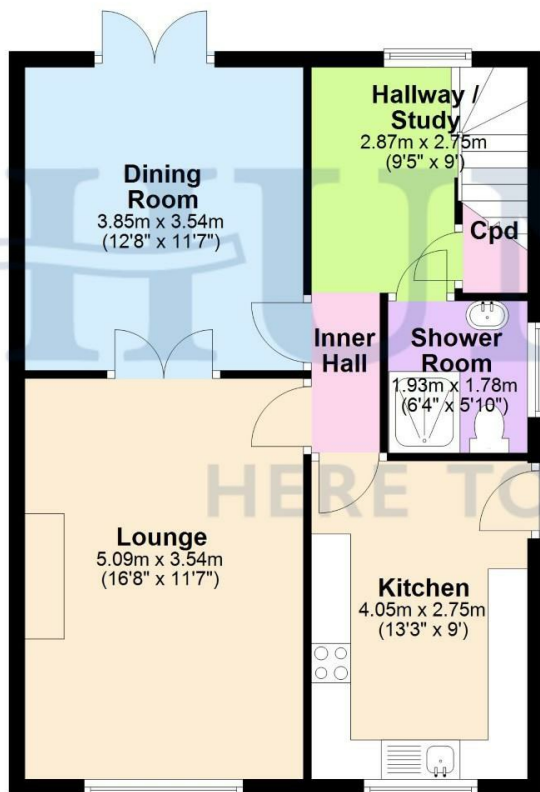






## Ground Floor

Approx. 57.8 sq. metres (622.0 sq. feet)



## First Floor

Approx. 41.4 sq. metres (445.7 sq. feet)



## Outbuilding

Approx. 13.7 sq. metres (146.9 sq. feet)



Total area: approx. 112.8 sq. metres (1214.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	

67 74

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.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>