



## Manchester Old Road, Middleton, Manchester

- \*\*\* NEW INSTRUCTION, MUST BE VIEWED \*\*\*
- AN OUTSTANDING, FULLY RENOVATED FAMILY HOME
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- OVER 5,000 SQ FT ACROSS FOUR FLOORS
- EASY ACCESS TO MOTORWAY LINKS AND MANCHESTER CITY CENTRE
- 6 BEDROOMS, 4 RECEPTION ROOMS AND 5 BATHROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- FREEHOLD
- NO ONWARDS CHAIN
- PERIOD FEATURES FOUND THROUGHOUT

**Asking Price £995,000**

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



Hunters are proud to present this exceptional six-bedroom detached substantial Victorian villa, believed to have been built circa 1860 by the Apsell Family, owners of the former Tonge Mill. The residence is perfectly positioned opposite Limefield Park on the sought-after Manchester Old Road and less than 3 minutes walk to Alkrington Woods Nature Reserve which offers over 120 acres of mature woodland, meadows, rivers and fishing lodges.

Thoughtfully restored and redesigned by the current owners, the home exemplifies superior craftsmanship and attention to detail throughout. Offered with NO CHAIN and FREEHOLD tenure, this distinctive property seamlessly blends period features with high-quality modern upgrades and expansive, beautifully maintained grounds — an ideal home for large or growing families.

Upon entering, a grand hallway with original flooring and high ceilings sets a welcoming tone. Two elegant front reception rooms, both bathed in natural light from large bay windows and side windows featuring original wooden shutters, offer ideal spaces for entertaining or relaxing. Continuing through the hallway, you'll find a spacious dining room with traditional wooden flooring, perfect for hosting large gatherings.

The ground floor also boasts a well-equipped kitchen and breakfast area, complete with premium appliances, which connects to a separate, self-contained annex. This additional living space includes a second kitchen, bathroom, lounge and a double bedroom — ideal for extended family or guests. The annex is easily separated / combined into the main residence with two lockable internal doors.

Upstairs, the traditional landing leads to five large bedrooms. The standout master suite features a duplex design, with a spiral staircase leading to a private upper level that includes a lounge (with ideal work from home office space), bathroom featuring twin bathtubs, and separate shower room — perfect for modern living.

A spacious family bathroom, a Jack & Jill shower room, and an en-suite to one of the bedrooms ensure convenience and comfort for all.

For added versatility, the property includes a large basement divided into three rooms — offering excellent potential for conversion into games / entertainment spaces or an additional self-contained living space.

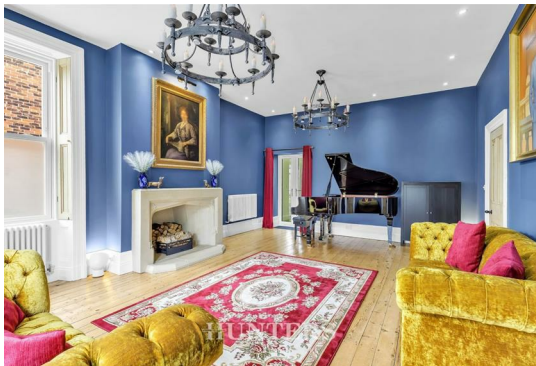
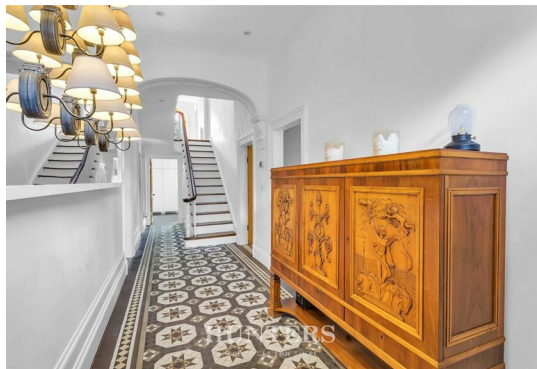
Additionally, a separate log cabin, currently used as an exercise studio and office, benefits from a shower & WC, electricity and ethernet connections.

Outside, the rear garden offers a private oasis, tastefully landscaped with a mix of lawn and decking, and includes a hot tub area. The front of the property features a large driveway providing ample off-road parking.

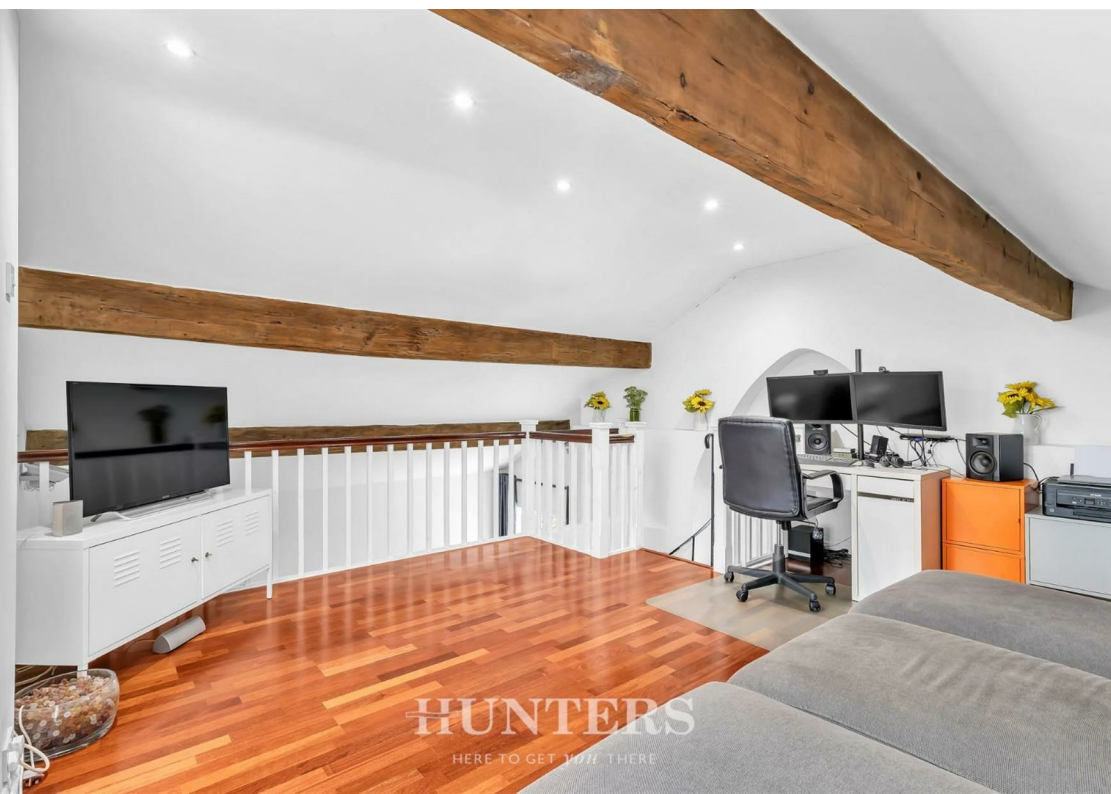
Ideally located in a popular residential area, this home offers easy access to local amenities, well-regarded schools, motorway links, Heaton Park, and is just around 7 miles from Manchester City Centre.

Early viewing is highly recommended to fully appreciate the scale, charm, and outstanding potential of this unique family home.

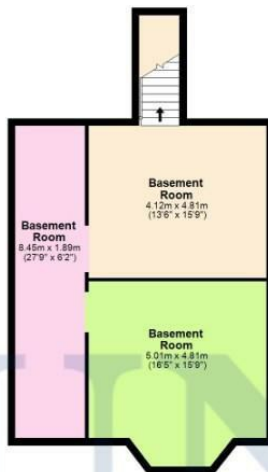
Tenure: Freehold  
EPC Rating: TBC  
Council Tax Band: D







Basement  
Approx. 62.4 sq. metres (671.9 sq. feet)



Log Cabin

Approx. 25.8 sq. metres (278.1 sq. feet)



Ground Floor

Approx. 149.3 sq. metres (1607.2 sq. feet)



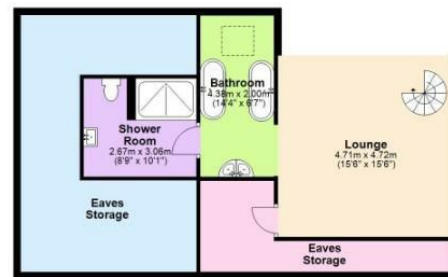
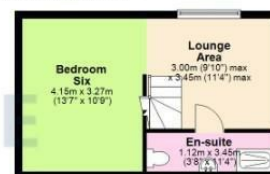
First Floor

Approx. 133.7 sq. metres (1450.6 sq. feet)



Second Floor

Approx. 103.5 sq. metres (1114.2 sq. feet)



Total area: approx. 474.0 sq. metres (5101.6 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 Planity.

## 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	

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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