







High Barn Road, Alkrington, Middleton M24

- LEASEHOLD
- EXPANSIVE REAR GARDEN
 - OFF ROAD PARKING
- TWO RECEPTION ROOMS
- ADDITIONAL WC TO THE FIRST FLOOR

- WELL PRESENTED THROUGHOUT
- IDEAL FOR A GROWING FAMILY OR FIRST TIME BUYERS
 - SITUATED IN THE EVER POPULAR ALKRINGTON
- CLOSE TO WELL REGARDED SCHOOLS & LOCAL AMENITIES
 - EPC C



Hunters are proud to bring to market this beautifully maintained three bedroom semi detached home, located on the ever popular High Barn Road in the heart of Alkrington. Offering a warm and welcoming atmosphere, this charming property is ideal for first time buyers or young families looking for space, comfort, and a highly sought after location.

Step into the entrance porch and through to a bright and inviting hallway that sets the tone for the rest of the home. The spacious lounge is perfect for relaxing or entertaining. To the rear, you'll find a generously sized sitting room, both cosy and versatile, with French doors that open out to a beautifully landscaped garden, allowing natural light and creating a lovely indoor and outdoor flow. The adjacent kitchen is well proportioned and functional, while a practical utility room completes the ground floor, offering additional storage and day to day convenience.

Additionally, the ground floor benefits from a dedicated study, perfect for working from home or a quiet reading space.

Upstairs, the property offers three generously sized double bedrooms, each thoughtfully designed to maximise comfort and space. The modern family bathroom is fitted with a WC, a shower over bath and a sleek hand wash basin. A separate additional WC adds further practicality.

Externally, the home benefits from low maintenance off road parking to the front. To the rear, a spacious and well presented garden provides a secure and family friendly outdoor space, perfect for children to play and adults to unwind or entertain. The garden also features a well maintained greenhouse, ideal for keen gardeners or those looking to grow their own plants and produce. Additionally, a garden shed provides further useful storage. The property also benefits from a garage, which, although not suitable for parking a car, offers excellent additional storage space.

Situated in a prime Alkrington location, this property enjoys excellent access to a variety of local amenities, highly regarded schools, and superb transport links. The M60 motorway is just a short drive away, making commuting to Manchester and beyond quick and convenient.

The home benefits from gas central heating and double glazing throughout, ensuring year round comfort and energy efficiency.

Early viewing is highly recommended to fully appreciate the space, condition, and lifestyle this wonderful home has to offer.

Tenure: Leasehold - 897 years remaining Ground Rent: £3.00 per annum EPC Rating: C Council Tax Band: C

























Ground Floor

Approx. 55.4 sq. metres (595.9 sq. feet)



Total area: approx. 101.8 sq. metres (1095.5 sq. feet)

Disclaimer - This flooplan 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.

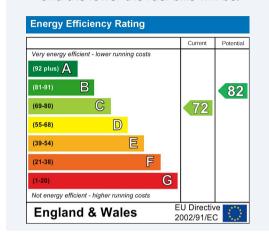
Viewing

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.



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.



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

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