

Worcester Road, Middleton, Manchester

- NO CHAIN
- RENOVATED TO A HIGH STANDARD
 - DOWNSTAIRS WC AND UTILITY
- SOUGHT AFTER AREA OF ALKRINGTON
- OPEN PLAN KITCHEN / DINING ROOM
- EXTENDED
- OVER 1,900 SQ FT
- SPREAD OVER 3 FLOORS
- LARGE DRIVEWAY
- PERFECT FOR A GROWING FAMILY

Offers In The Region Of £485,000

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Beautifully extended and presented to a high standard throughout, this spacious four-bedroom semi-detached home spread over three floors offers flexible living space perfect for modern family life. With a full front-to-rear extension, the property showcases contemporary style and quality finishes, creating an exceptional living environment.

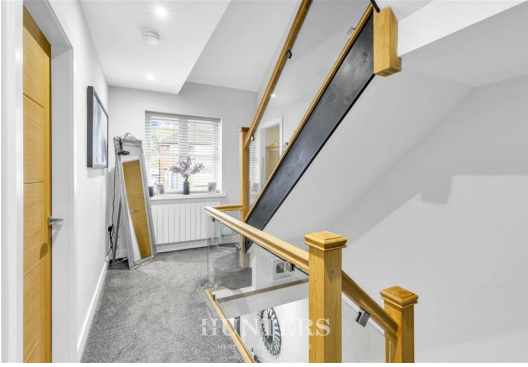
The accommodation briefly comprises: a fully enclosed entrance porch, a welcoming hallway, a bay-fronted lounge, and a rear sitting room that flows seamlessly into an impressive open-plan family dining kitchen. This standout space features a vaulted ceiling and bi-fold doors that open onto the rear garden, offering a perfect blend of indoor and outdoor living. Additional ground floor highlights include a useful utility room, a WC, and internal access to the integral garage/storage area. The home is fitted with gas central heating and uPVC double glazing throughout.

On the first floor, you'll find three generously sized double bedrooms—one benefiting from an en-suite shower room—alongside a stylish separate three-piece shower room. A fixed staircase leads to the second floor, where the loft has been converted into a spacious fourth double bedroom with useful eaves storage.

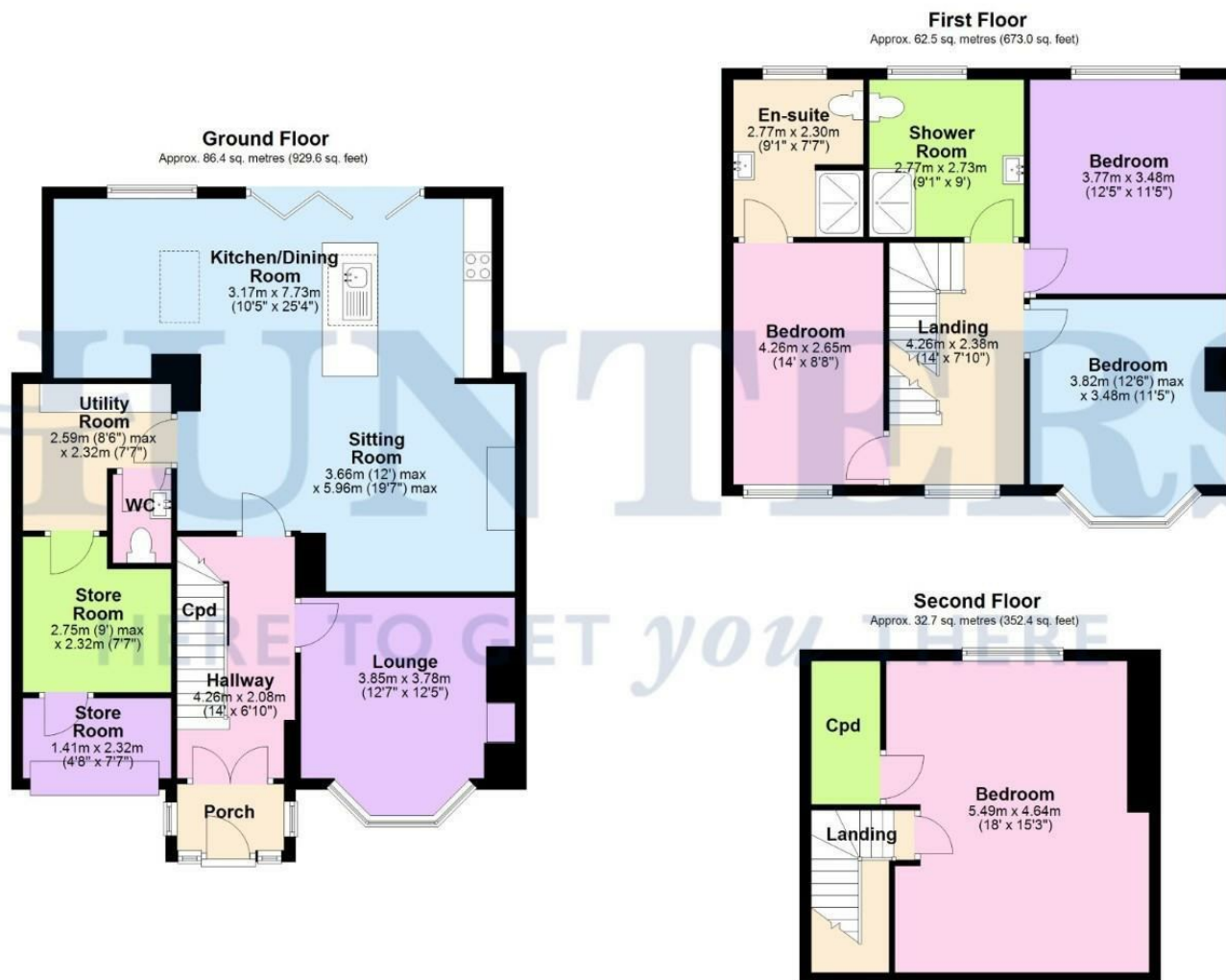
Outside, the property offers a large block-paved driveway at the front, providing ample off-road parking and access to the garage, complete with an electric door. The rear garden has been thoughtfully designed with a full-width composite decked patio, an enclosed Astroturf lawn, and a covered decked seating area at the far end—ideal for relaxing or entertaining.

Situated in a sought-after part of Alkington, the property is conveniently located close to a wide range of local shops, amenities, and well-regarded schools. Middleton town centre is nearby, and the M60 motorway network is just a short drive away, making this an excellent choice for commuters.

Tenure: Leasehold - 928 years remaining
Ground Rent: £7
EPC Rating: E
Council Tax Band: C







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		74
(55-68) D		
(39-54) E	44	
(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.

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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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