



## Mossway, Alkington, Middleton M24

- DESIRABLE LOCATION
- DOUBLE EXTENSION
- INTEGRAL GARAGE
  - UTILITY ROOM
- CLOSE TO M60 MOTORWAY NETWORK
- CLOSE TO LOCAL AMENITIES
  - LARGE DRIVEWAY
  - GUEST WC
- LARGE REAR GARDEN
  - EPC RATING C

Asking Price £425,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Hunters are pleased to offer for sale this immaculately presented, double extended five bedroom semi detached family home, located in the highly sought after area of Alkrington. Maintained to an exceptional standard throughout, the property offers spacious and versatile accommodation ideal for modern family living.

The ground floor comprises a welcoming porch leading to a bright and spacious lounge featuring a bay window. To the rear, a sitting/dining room with French doors provides direct access to the well maintained garden. The contemporary fitted kitchen is complemented by a useful utility room with internal access to the garage, along with a convenient guest WC.

To the first floor are four generously sized double bedrooms, one of which provides direct stair access to a versatile mezzanine, ideal for storage or additional space. In addition, a fifth bedroom suitable for use as a child's room or home office and a modern family shower room completes the accommodation.

Externally, the property offers off road parking and an integral garage to the front. The rear garden is of generous proportions featuring a paved patio area and low maintenance artificial lawn, ideal for outdoor entertaining.

Situated close to local schools, shops and leisure facilities, the property also benefits from excellent transport links and convenient access to the M60, M62 and M66 motorway networks. The immaculate presentation throughout reflects the current owner's pride of ownership, and early viewing is highly recommended.

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





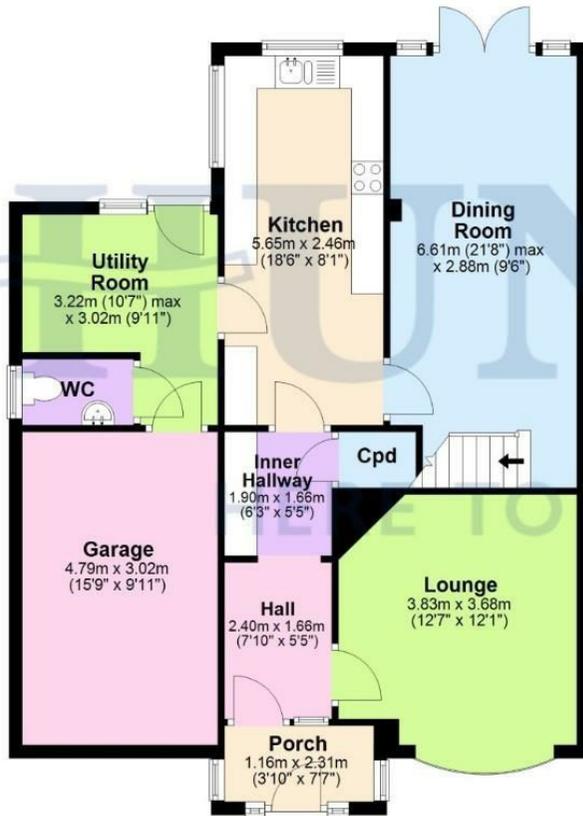
# ENERGY PERFORMANCE CERTIFICATE

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>		74	83
(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	

## Ground Floor

Approx. 85.0 sq. metres (914.5 sq. feet)



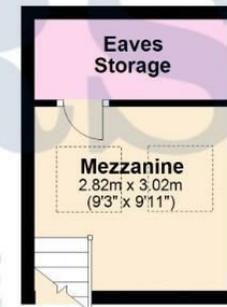
## First Floor

Approx. 67.7 sq. metres (728.7 sq. feet)



## Second Floor

Approx. 12.6 sq. metres (135.2 sq. feet)



Total area: approx. 165.2 sq. metres (1778.4 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.

## 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.



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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