



## Frampton Close, Alkrington, Manchester

- FREEHOLD
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- IDEAL FOR THOSE LOOKING TO DOWNSIZE
- EPC RATED C
- RENOVATED TO A HIGH STANDARD
- POTENTIAL FOR THREE BEDROOMS IF REQUIRED
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- QUIET CUL-SAC LOCATION
- COUNCIL TAX BAND D

**Offers Over £325,000**

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**FREEHOLD.** Located in the highly sought-after area of Alkrington, Manchester, this charming semi-detached bungalow on Frampton Close has been recently renovated to a high standard, offering a perfect blend of modern comfort and traditional appeal. The property boasts two well-proportioned reception rooms, one of which presents the opportunity to be transformed into a third bedroom, providing flexibility to suit your lifestyle needs.

The two inviting bedrooms are complemented by a stylish bathroom, ensuring convenience for residents and guests alike. The heart of this home is undoubtedly its beautifully landscaped rear garden, a tranquil oasis ideal for relaxation or entertaining. The outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with family and friends.

With its prime location in Alkrington, this bungalow is not only a delightful residence but also a gateway to a vibrant community, offering easy access to local amenities and transport links. This property is a rare find, combining modern renovations with the charm of a well-established neighbourhood. Whether you are looking to downsize or seeking a comfortable home in a desirable area, this bungalow is sure to impress.

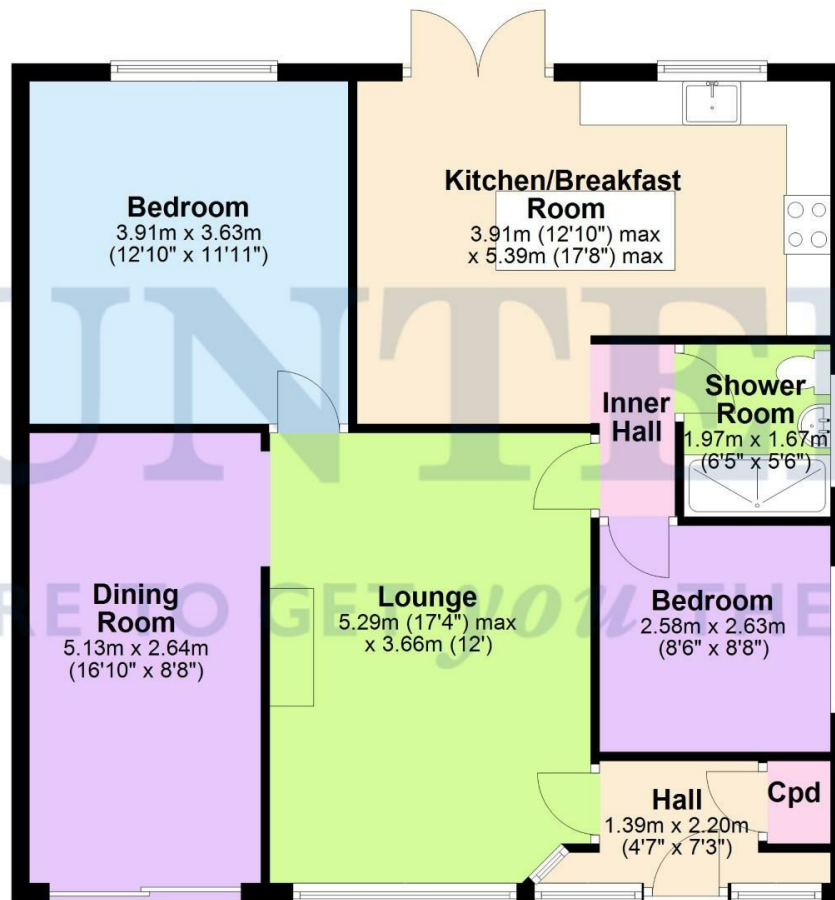
Tenure: Freehold  
EPC Rated: C  
Council tax band: D





## Ground Floor

Approx. 83.4 sq. metres (897.3 sq. feet)



Total area: approx. 83.4 sq. metres (897.3 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.



## 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>                          |           | <b>84</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>69</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

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