



Worcester Road, Middleton, Manchester

- SOUGHT AFTER LOCATION
- HEART OF ALKRINGTON
- IDEAL FOR A GROWING FAMILY
- RECENTLY RENNOVATED
- APPROX 7 MILES TO MANCHESTER
- OFF ROAD PARKING & DETACHED GARAGE
- DOWNSTAIRS WC
- READY TO MOVE INTO
- CLOSE TO LOCAL SCHOOLS
- COUNCIL TAX BAND C

Offers In Excess Of £343,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to present this immaculate three-bedroom semidetached family home, ideally located in the heart of Alkrington on the ever-popular Worcester Road. This property boasts a range of desirable features including a spacious driveway, detached garage, and a beautifully landscaped rear garden, making it the perfect choice for a growing family.

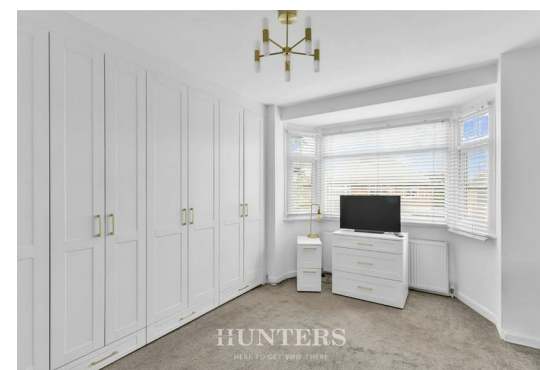
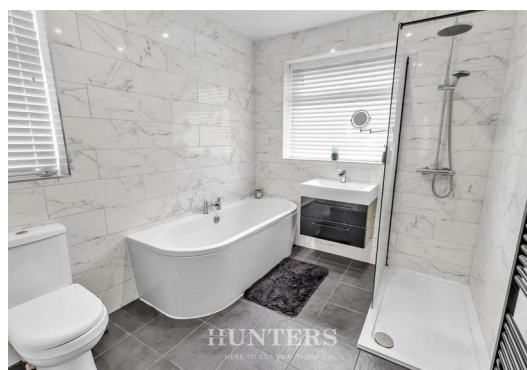
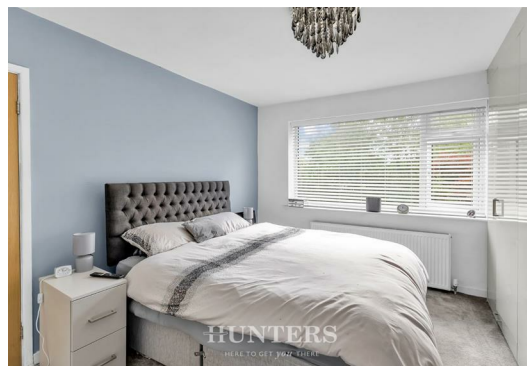
Upon entering through the porch, you are welcomed into a hallway that includes a convenient downstairs WC. The generous lounge benefits from a bay window and a log burner, allowing an abundance of natural light to flow through. Leading from the hallway is a stunning open plan kitchen/dining area, ideal for family living and entertaining. French doors open out onto the rear garden, creating a seamless indoor/outdoor living experience.

Upstairs, there are two spacious double bedrooms, both bedrooms come with fitted wardrobes and the second bedrooms also feature another lovely bay window. A third bedroom offers versatility, currently used as a home office but easily adaptable to suit family needs. The first floor is completed by a stylish, modern family bathroom, fitted with a walk-in shower, bathtub, WC, and wash basin.

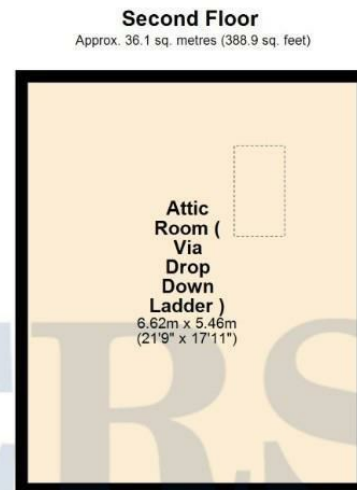
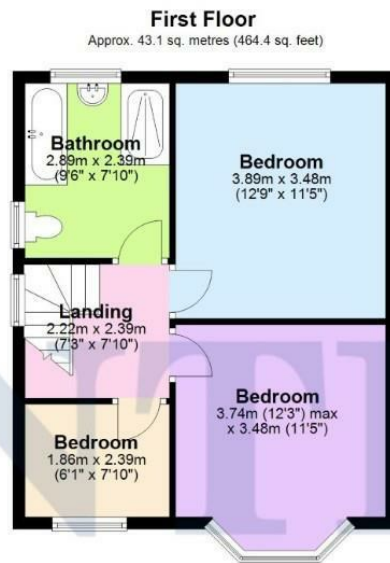
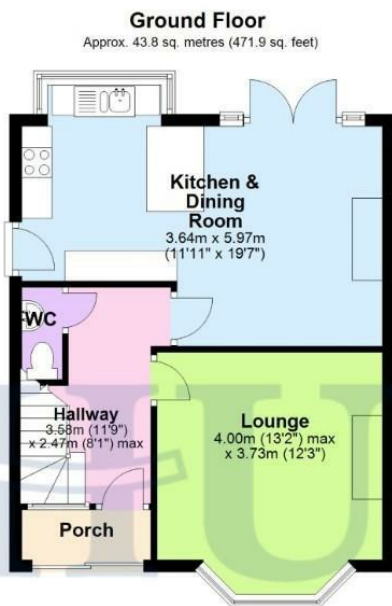
To the front of the property, a sizeable driveway provides off road parking for multiple cars and a spacious detached garage. The rear garden is beautifully landscaped and private offering a perfect space for the family to relax and entertain guests.

Worcester Road located in Alkrington, a highly sought after area of Middleton. The location offers excellent access to local shops, supermarkets, and leisure facilities, with well-regarded primary schools nearby. Just five miles north of Manchester city centre, Alkrington also enjoys convenient access to Oldham, Rochdale, Bury, and major motorway networks including the M60, M62, and M66.

Tenure: Leasehold - 928 years remaining
Ground Rent: £7.00 per annum
EPC Rating: D







Total area: approx. 137.2 sq. metres (1476.9 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.

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		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(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.

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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