







Naunton Road, Alkrington, Middleton M24

- NO CHAIN
- HIGHLY DESIRABLE ALKRINGTON LOCATION
- USEFUL UTILITY ROOM AND SEPARATE WET ROOM
- FAMILY BATHROOM
- GENEROUS ENCLOSED REAR GARDEN WITH RAISED DECKING
- THREE BEDROOM EXTENDED SEMI DETACHED FAMILY HOME
- GENEROUS KITCHEN/BREAKFAST ROOM
- OFF ROAD PARKING/INTEGRAL GARAGE
- CLOSE TO LOCAL SCHOOLS, SHOPS AND TRANSPORT LINKS
- EPC - TBC

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Asking Price £340,000

Hunters are pleased to offer for sale this spacious three bedroom semi detached family home, situated on the ever popular Naunton Road in the highly desirable area of Alkrington, Middleton. Lovingly cared for by the same family for many years, this substantial property offers approximately 1,253 sq. ft. of accommodation, providing an abundance of space and fantastic potential for a growing family. The property is also offered for sale with no onward chain.

Although the property would benefit from some modernisation, the generous room proportions and versatile layout make this an exciting opportunity for buyers looking to put their own stamp on a home. The ground floor briefly comprises an entrance porch and hallway, a spacious lounge, a separate kitchen/breakfast room and an impressive rear sitting and dining room. The rear extension further enhances the accommodation, providing a useful utility room and separate wet room.

To the first floor are three well proportioned bedrooms, including two generous double bedrooms, alongside a family bathroom. The overall layout offers plenty of flexibility for family living, with ample room for additional furniture, storage and changing family needs.

Externally, the property benefits from a driveway providing off road parking to the front, alongside an integral garage offering useful storage and additional practicality. To the rear is a generous, enclosed garden, featuring a lawned area, established hedging and a raised decked seating area, providing an excellent space for outdoor dining, entertaining and family enjoyment.

Situated within the highly desirable residential area of Alkrington, Naunton Road is ideally positioned for a range of local amenities, making it a convenient location for families and commuters alike. There are several well regarded schools nearby, including Alkrington Primary School, St Peter's RC Primary School and St Thomas More RC Primary School, alongside Middleton Technology School. Everyday shopping needs are well catered for, with local convenience stores and supermarkets close by, while Middleton town centre and its wider range of shops, cafés and amenities are also within easy reach. The area further benefits from convenient transport links, including nearby Mills Hill railway station, providing access towards Manchester and surrounding areas.

Early viewing is highly recommended to fully appreciate the generous accommodation, space and potential this fantastic property has to offer.

Tenure: Leasehold - 931 years remaining on the Lease
Ground rent: £10.00 per annum
EPC Rating: TBC
Council Tax Band: C











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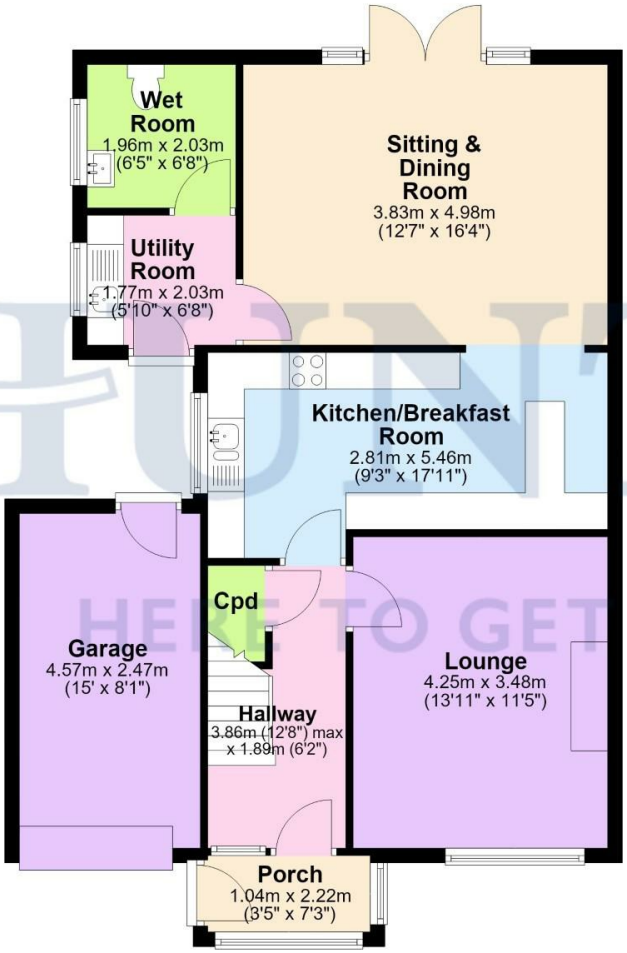

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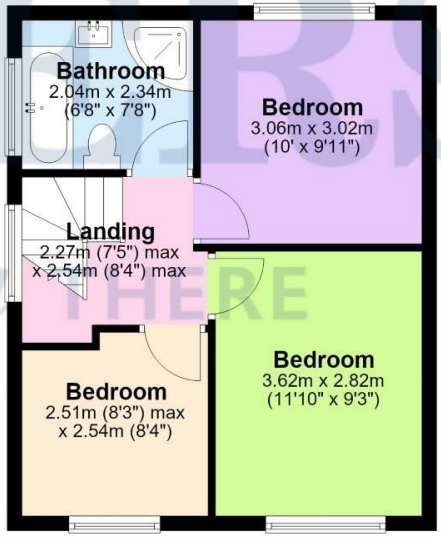
Ground Floor

Approx. 79.5 sq. metres (855.3 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



Total area: approx. 116.5 sq. metres (1253.6 sq. feet)

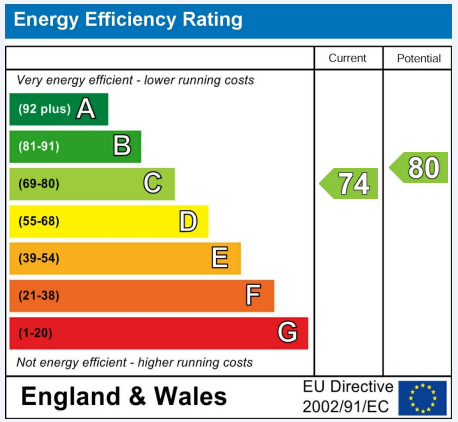
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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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The Property Ombudsman