



## Orme Avenue, Alkrington, Middleton M24

- FREEHOLD
- DOWNSTAIRS WC
- READY TO MOVE INTO
- IDEAL FOR A GROWING FAMILY
- CLOSE TO LOCAL SCHOOLS
- EXTENDED
- HIGHLY SOUGHT AFTER AREA OF ALKRINGTON
- OFF ROAD PARKING
- COUNCIL TAX BAND C
- VIEWING RECOMMENDED

**Asking Price £280,000**

**HUNTERS®**  
HERE TO GET *you* THERE



Welcome to this charming semi-detached house located on Orme Avenue in the desirable area of Alkrington, Manchester. This delightful property boasts a well-proportioned layout, featuring two inviting reception rooms that serves as the perfect space for relaxation or entertaining guests.

The house comprises three comfortable bedrooms, providing ample space for families or those seeking a home office. Each bedroom is designed to offer a peaceful retreat, ensuring a restful night's sleep. The property also includes a well-appointed bathroom, which is both functional and stylish, catering to the needs of modern living.

The exterior of the home is equally appealing, with a lovely garden area that offers a wonderful opportunity for outdoor enjoyment, The semi-detached nature of the property provides a sense of privacy while still being part of a friendly community.

Situated in Alkrington, this home benefits from a range of local amenities, including shops, schools, and parks, making it an ideal choice for families and professionals alike. The area is well-connected to Manchester city centre, ensuring that you can enjoy the vibrancy of city life while returning to the tranquillity of your own home.

In summary, this semi-detached house on Orme Avenue presents a fantastic opportunity for those looking to settle in a welcoming neighbourhood. With its spacious living areas, comfortable bedrooms, and convenient location, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.

Tenure: Freehold  
Council Tax Band: C  
EPC Rated: E



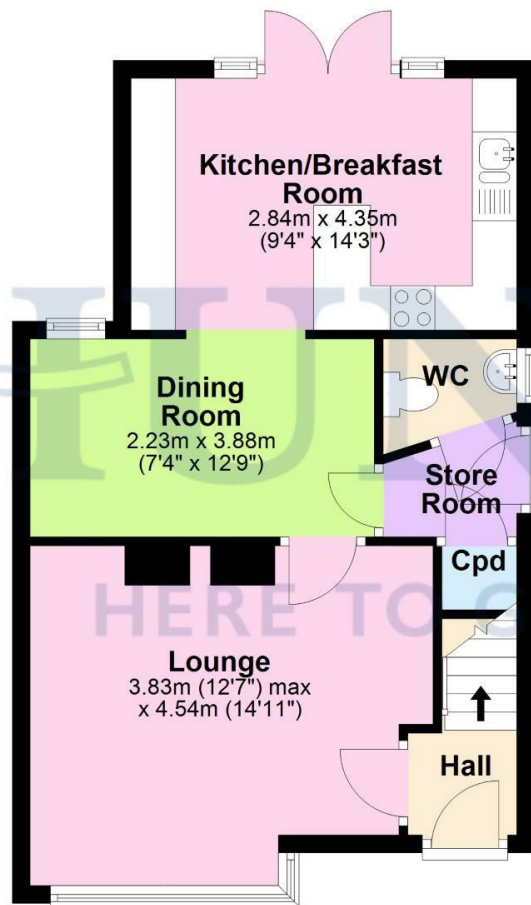






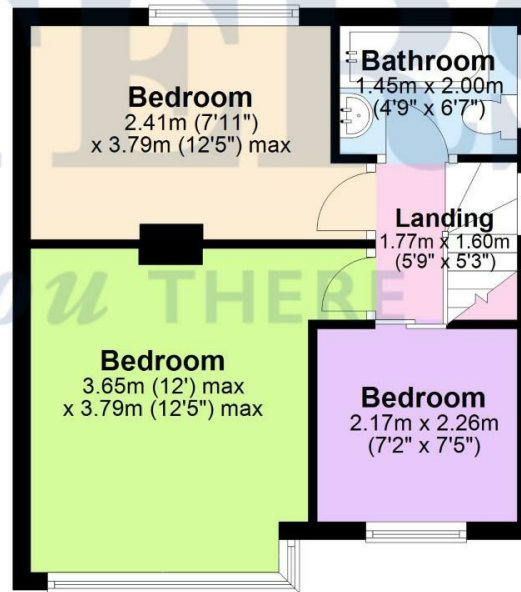
## Ground Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



## First Floor

Approx. 32.2 sq. metres (347.1 sq. feet)




Total area: approx. 77.3 sq. metres (831.6 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) <b>A</b>                          |           | <b>81</b>  |
| (81-91) <b>B</b>                            |           |  |
| (69-80) <b>C</b>                            |           |  |
| (55-68) <b>D</b>                            |           |  |
| (39-54) <b>E</b>                            | <b>54</b> |  |
| (21-38) <b>F</b>                            |           |  |
| (1-20) <b>G</b>                             |           |  |
| Not energy efficient - higher running costs |           |  |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>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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