



Ruthin Avenue, Alkrington M24

- NO CHAIN
- DETACHED GARAGE
- OFF ROAD PARKING
- IN NEED OF UPGRADING
- REAR EXTENSION
- DESIRABLE AREA OF ALKRINGTON
- LARGE FRONT GARDEN
- CLOSE TO LOCAL AMENITIES

Price £230,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to offer for sale this three bed semi detached house nestled in the highly sought after location of Alkington. This wonderful property holds a special place in the heart of the family and has been well maintained over the years.

Although it could benefit from some modern updates, the property has character and presents an excellent opportunity for a new family to make it their own.

Upon entering, you'll be greeted by a spacious open plan lounge and dining room and a generously sized kitchen, providing ample space with direct access to the rear yard. Upstairs, the property boasts two comfortable double bedrooms. Additionally, there's a versatile third bedroom, which could easily serve as a home office or a child's bedroom. Conveniently located on the first floor is a well-appointed shower room with a walk in shower, WC and hand wash basin.

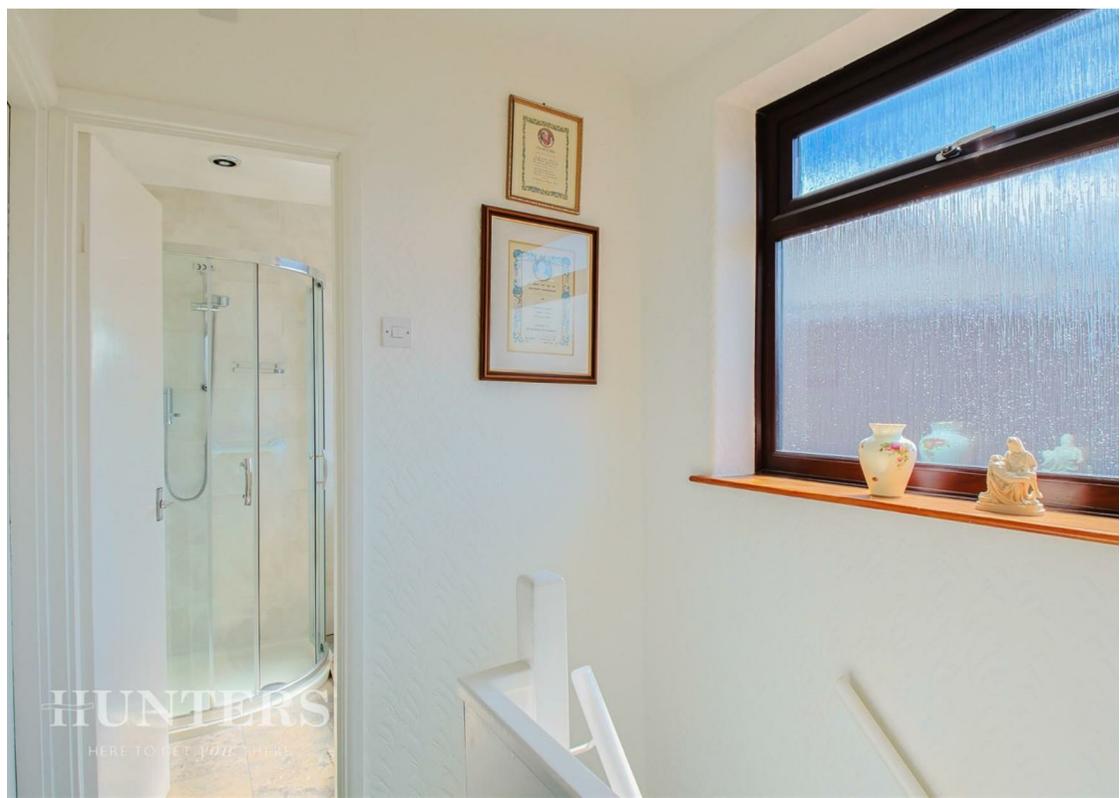
As you step outside, you'll be greeted by a stunning large front and side garden which leads onto the private paved patio area which is ideal for outdoor dining. The off road parking leading to the detached garage ensures convenience and security for your vehicles and storage needs.

Ruthin Avenue is in the desirable neighbourhood of Alkington and offers a sense of community and access to various local amenities. Families will appreciate the proximity to schools, parks, and leisure facilities.

A viewing is highly recommended to appreciate the potential the property has to offer.

Tenure: TBC
Council Tax Band: C
EPC: C





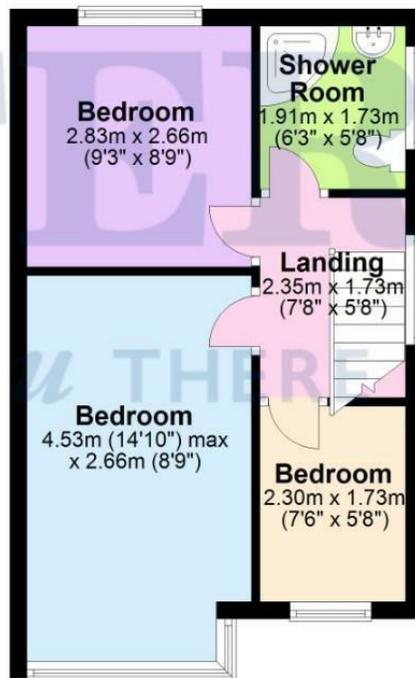
Ground Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.1 sq. feet)



Total area: approx. 75.6 sq. metres (813.5 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		83
(69-80) C	70	
(55-68) D		
(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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