



## Evesham Gardens, Boardman Fold Road, Middleton, Manchester, M24

- FREEHOLD
- IDEAL FOR A GROWING FAMILY
- LARGE OUTBUILDING USED AS AN OFFICE
- DOWNSTAIRS WC
- EPC RATED D
- LOCATED IN THE SOUGHT AFTER ALKRINGTON
- EASILY MAINTAINED REAR GARDEN
- OFF ROAD PARKING
- IMMACULATELY PRESENTED THROUGHOUT
- COUNCIL TAX BAND D

**Asking Price £340,000**

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HERE TO GET *you* THERE



Hunters are delighted to bring to market this beautifully maintained three-bedroom detached home, located on Evesham Gardens, Boardman Fold Road in the highly sought-after Alkrington area. Offered for sale as Freehold, this modern home is ideal for a growing family looking to settle in a peaceful and well-connected community.

Upon entry, you are welcomed by a spacious hallway that leads into a bright and inviting lounge and dining area, featuring French doors that open out to a beautifully landscaped, low-maintenance rear garden. The ground floor also includes a stylish open-plan kitchen and dining space, complete with integrated appliances—perfect for family meals or entertaining guests. A convenient downstairs WC completes the ground floor layout.

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom benefits from its own en-suite, providing a private and relaxing space. The second bedroom is a generous double, while the third offers flexibility as a child's room, guest room, or home office. A modern family bathroom, fitted with a WC, bath, and hand basin, serves the remaining bedrooms.

Externally, the home features off-road parking at the front for multiple vehicles. The rear garden has been thoughtfully designed with a combination of patio and artificial lawn for easy upkeep. Additionally, a spacious and well-built outbuilding—currently used as a home office—adds to the property's appeal and practicality.

Alkrington is located approximately 5 miles north of Manchester city centre, with Middleton town centre just a mile away, offering a wide range of shops and amenities. The home also provides easy access to Rochdale, Bury, and Oldham, and is just a short drive from the Northwest motorway network—making it perfect for commuters. The area boasts excellent local schools and a welcoming, family-friendly environment.

Tenure: Freehold  
Council Tax Band: D  
EPC Rating: D









## Ground Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



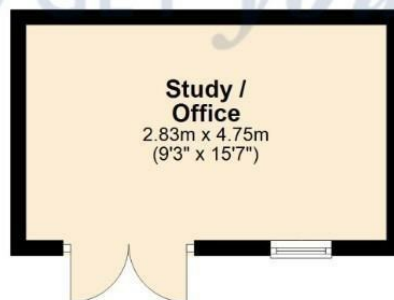
## First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



## Outbuilding

Approx. 13.4 sq. metres (144.7 sq. feet)




Total area: approx. 96.2 sq. metres (1035.3 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.

## 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>		
(55-68) <b>D</b>	<b>56</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

## 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.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>