



## Manchester New Road, Alkrington, Manchester, M24

- DETACHED BUNGALOW
- DORMER BUNGALOW
  - CONSERVATORY
- TWO RECEPTION ROOMS
  - ELEVATED POSTION
- PRIVATE PARKING TO THE REAR GARAGE
  - NO CHAIN
  - OVER 1,800 SQ FT
- EN-SUITE TO THE MASTER BEDROOM
- VIEWING RECOMMENDED

**Asking Price £400,000**



**NO CHAIN & PRIVATE REAR PARKING.** Located in the desirable area of Alkington, this charming detached dormer bungalow on Manchester New Road offers a perfect blend of comfort and convenience. The property is set in an elevated position, providing a sense of privacy and tranquillity, while still being close to local amenities.

This spacious bungalow boasts two inviting reception rooms, ideal for both relaxation and entertaining. Additionally, there is a dedicated office space, perfect for those who work from home or require a quiet area for study. With three well-proportioned bedrooms, this home is perfect for families or those looking to downsize without compromising on space.

One of the key selling points of this property is the private rear parking, which leads directly to the attached garage, providing ample storage and easy access for vehicles. This feature is particularly valuable on Manchester New Road.

Overall, this detached bungalow presents an excellent opportunity for anyone seeking a comfortable and spacious home in a highly regarded location. With its appealing layout and convenient features, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this delightful property your own.

Tenure: Leasehold - 897 years remaining  
Ground rent: £2.10 PA  
Council tax: Band E  
EPC Rated: C





**Ground Floor**  
Approx. 153.2 sq. metres (1648.7 sq. feet)



Total area: approx. 174.3 sq. metres (1876.0 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.

**First Floor**  
Approx. 21.1 sq. metres (227.2 sq. feet)



## 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</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.



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