



**5a Alston Walk, Middleton, Manchester**

**Offers In Excess Of £190,000**



- VERY WELL PRESENTED
- LANDSCAPED GARDENS
- POPULAR RESIDENTIAL AREA

- TWO DOUBLE BEDROOMS
- FREEHOLD

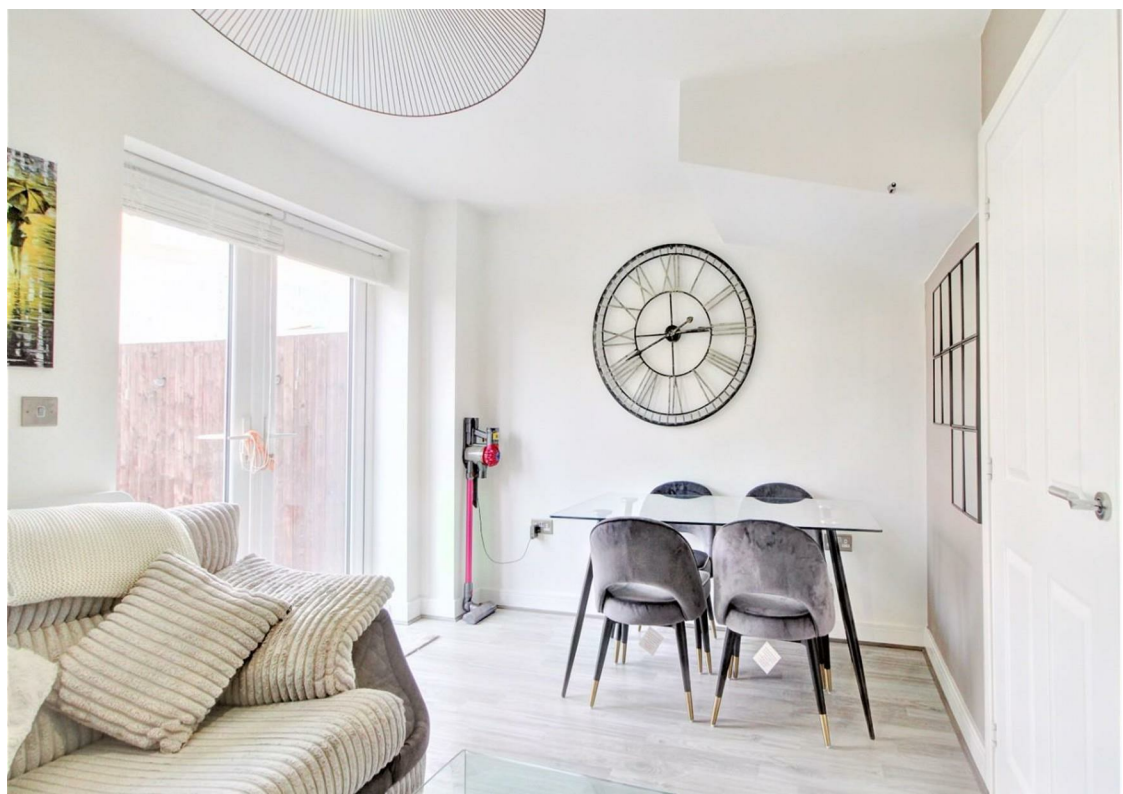
Hunters are pleased to bring to market this very well presented two double bedroom semi detached house. The property was built circa 2019 and has been improved by the current owners. Conveniently located for local amenities and transport links, including the motorway network. Manchester city centre is approximately twenty minutes by car.

The property comprises; entrance hallway with guest w.c. and understairs storage, lounge diner with french doors to garden and kitchen. Upstairs are two double bedrooms and the bathroom. To the rear is a good sized enclosed landscaped garden and to the front is a lawned area with double length driveway.

Tenure: Freehold  
Council Tax Band: B

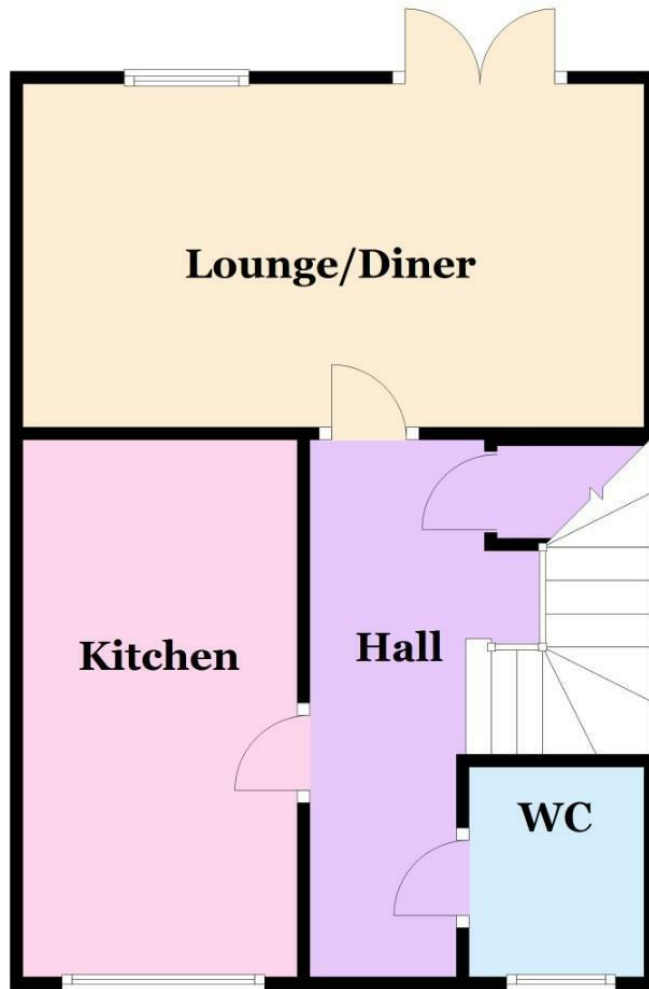
Viewing is highly recommended.



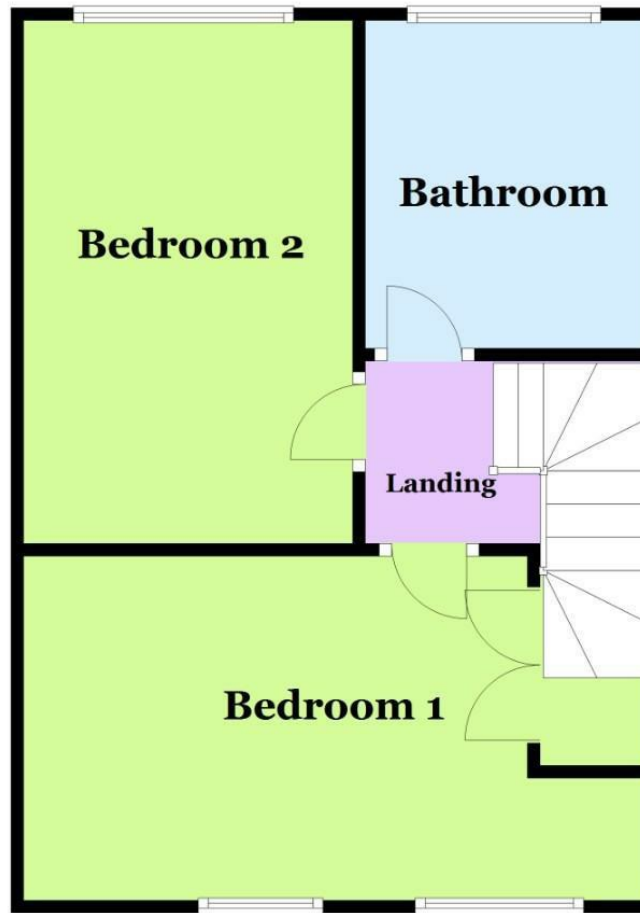




## Ground Floor




## First Floor



## 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>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(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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