



Stanway Close, Alkrington, Middleton M24

- NO CHAIN
- DESIRABLE LOCATION IN ALKRINGTON
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- TWO RECEPTION ROOMS
- QUIET CUL-DE-SAC
- NEW BOILER
- DETACHED GARAGE
- LARGE WELL MAINTAINED REAR GARDEN
- COUNCIL TAX BAND - C



Asking Offers Over £280,000

Hunters are delighted to present this beautifully situated semi detached dormer bungalow, located in a peaceful cul-de-sac in the highly desirable area of Alkrington, on Stanway Close. Offering excellent potential and being sold with no onward chain, this property is ideal for growing families or those looking to downsize. Recently updated, it boasts a brand new boiler, new radiators, new internal doors and fresh decor throughout, including stylish new flooring.

Upon entering through the welcoming porch, you'll be greeted by a spacious lounge featuring a large bay window that floods the room with natural light. The lounge flows seamlessly into a generously sized kitchen, providing a fantastic space. From the lounge, an inner hallway leads to a good sized dining room, a bedroom, and a family bathroom, which is complete with a WC, shower over the bath, and a hand wash basin. Upstairs, you'll discover two well proportioned double bedrooms, both offering plenty of space and useful eaves storage.

To the front of the property, you'll find a driveway providing off road parking, in addition to a single detached garage. On street parking is also available, and a small front garden enhances the kerb appeal of the home. At the rear, there is a side lawned garden that can be accessed either via the front gate next to the detached garage or from the kitchen. The expansive, well maintained rear garden is perfect for outdoor relaxation or family activities.

Stanway Close is a quiet and sought after cul-de-sac nestled in the heart of Alkrington, Middleton. This bungalow is just a short distance from a variety of local amenities, including excellent schools, making it an ideal location for families. Alkrington Woods, offering stunning green spaces, is nearby for those who enjoy outdoor activities. Local shops, supermarkets, and a range of cafes are also just a short drive away. For commuters, the property enjoys excellent access to key transport links, including the M60 motorway and Middleton town centre, ensuring convenient connections to the wider area.

This charming bungalow strikes the perfect balance of space, comfort, and potential in a highly desirable location. Early viewing is strongly recommended to fully appreciate all that this delightful property has to offer.

Tenure: Leasehold - 933 years remaining
Ground Rent: £10.00 per annum
EPC Rating: D - new one TBC
Council Tax Band: C





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

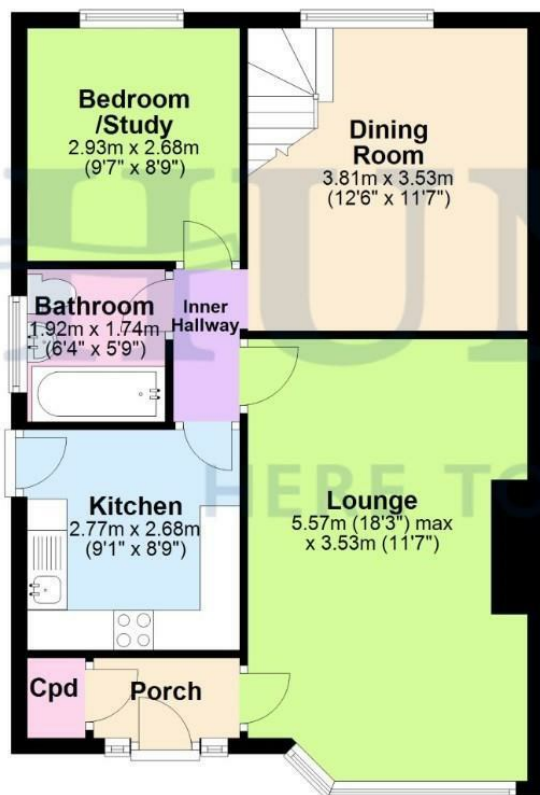
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

Ground Floor

Approx. 57.8 sq. metres (622.5 sq. feet)



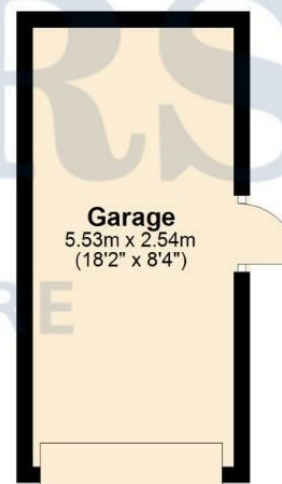
First Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Outbuilding

Approx. 14.0 sq. metres (151.1 sq. feet)



Total area: approx. 103.7 sq. metres (1116.3 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.

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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