



## The Downs, Alkrington, Middleton M24

- NO CHAIN
- DOWNSTAIRS WC
- THREE GOOD SIZED BEDROOMS
- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
- FREEHOLD
- EXCELLENT OPPORTUNITY
- POPULAR AREA
- PLENTIFUL STORAGE THROUGHOUT

Offers In Excess Of £145,000

**HUNTERS®**  
HERE TO GET *you* THERE

Hunters are pleased to offer for sale this three bedroom mid terraced house in the sought after area of Alkrington. Boasting a no chain status, this property presents a prime opportunity for those seeking an excellent project, making it an ideal prospect for both investors and first time buyers eager to put their own stamp on the property.

Upon entering through the porch, which also features a handy storage area, you are greeted by an inner hallway. The ground floor encompasses a convenient downstairs WC, a spacious lounge, a well appointed kitchen, and a separate dining room. The dining room, with its patio doors leading to the rear garden, adds a seamless connection between indoor and outdoor spaces. The first floor reveals two generous double bedrooms and a versatile third bedroom, perfect for a child's room or a home office. The family bathroom is equipped with a WC, a shower over the bath, and a hand wash basin. The landing upstairs is thoughtfully designed to offer abundant storage space.

Externally, the property features a small front garden, while a communal green space provides an inviting area for children to play and to the rear is a good sized lawned garden. Parking is conveniently provided through the adjacent communal car park.

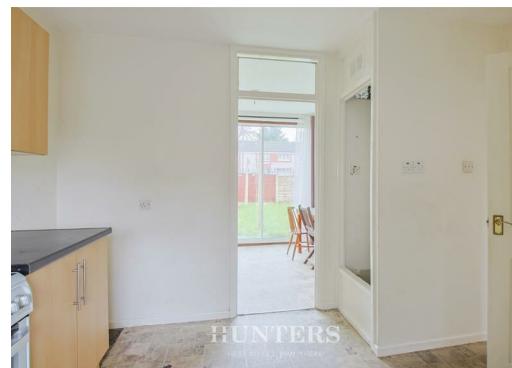
Alkrington, positioned approximately 5 miles north of Manchester city centre, stands out as one of North Manchester's most desirable locales. Residents enjoy access to a range of local amenities, including excellent schools and a variety of shops. Middleton town centre, with its diverse amenities, is easily reachable, offering a blend of convenience and entertainment. The property's proximity to the North West motorway network makes it an ideal choice.

An early viewing is highly recommended to appreciate the potential.

Tenure: Freehold

Council Tax Band: A

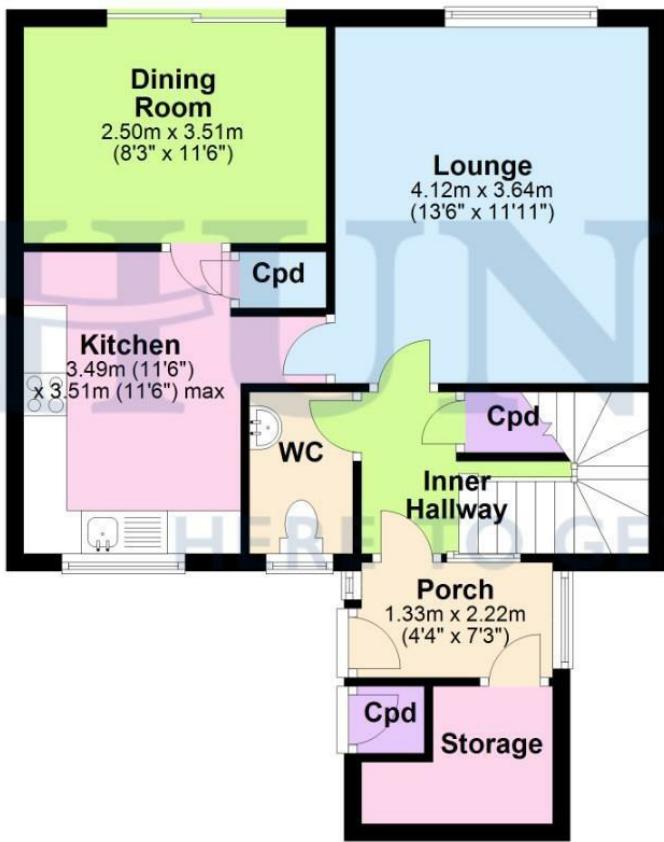
EPC Rating: D





## Ground Floor

Approx. 51.1 sq. metres (549.6 sq. feet)



Total area: approx. 95.2 sq. metres (1024.8 sq. feet)

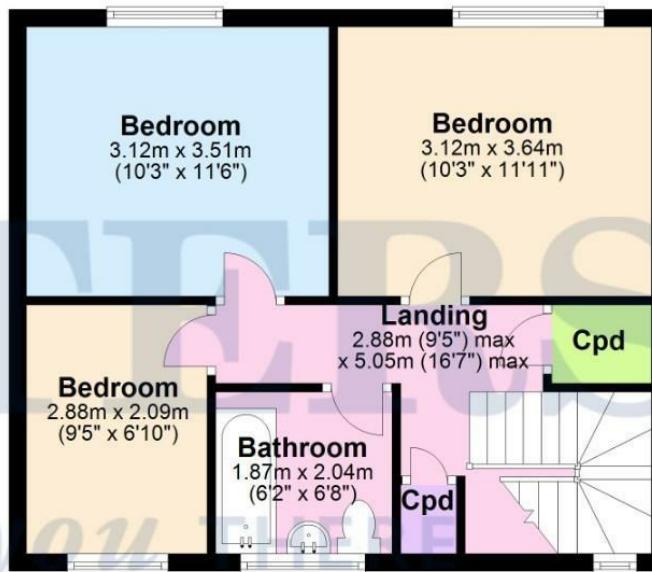
**Disclaimer** - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their 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.

## First Floor

Approx. 44.1 sq. metres (475.1 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) A		88
(81-91) B		
(69-80) C		
(55-68) D		60
(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.

58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:  
northmanchester@hunters.com <https://www.hunters.com>