



High Barn Road, Alkrington, Middleton M24

- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS
- METICULOUSLY PRESENTED
- TWO DOUBLE BEDROOMS
- EPC RATING - C
- FREEHOLD
- HIGHLY SOUGHT AFTER AREA OF ALKRINGTON
- CLOSE TO LOCAL AMENITIES
- EASY TRANSPORT LINKS TO CITY CENTRE
- SINGLE STOREY EXTENDED

Price £220,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters is delighted to present this beautifully maintained two bedroom mid terrace home, ideally situated on the ever popular High Barn Road in Alkrington. Perfectly suited to first time buyers or young families, this charming property offers a warm and inviting atmosphere in a highly sought after location.

Step inside to discover a welcoming entrance hall that leads into a spacious and tastefully presented lounge, ideal for relaxing or entertaining guests. Adjacent to the lounge, a practical utility room adds valuable convenience. The home further benefits from a stylish single storey kitchen extension, complete with integrated appliances, an abundance of natural light, and direct access to a beautifully landscaped rear garden.

Upstairs, you'll find two generously sized double bedrooms, each thoughtfully designed to offer comfort and space. The contemporary family bathroom features a WC, a shower over bath, and a sleek hand wash basin.

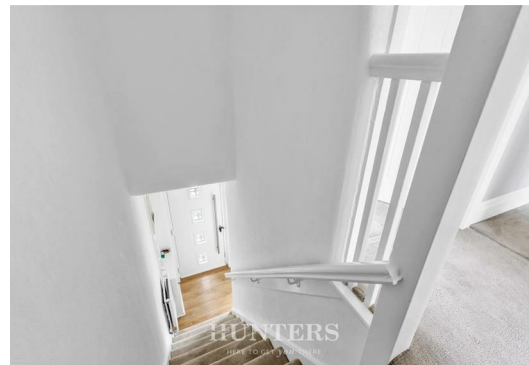
Additionally, the property benefits from a loft that has been fully boarded, providing excellent extra storage space, and is easily accessible via stairs from a large hatch.

Outside, the property enjoys a low maintenance paved front garden and on street parking. The rear garden offers a secure, family friendly setting perfect for both children and adults alike.

Situated in a prime Alkrington location, this home offers excellent access to a wide range of local amenities, highly regarded schools, superb transport links, and the M60 motorway network, making daily commutes effortless.

Early viewing is highly recommended to fully appreciate the quality and lifestyle this home has to offer.

Tenure: Freehold
EPC Rating: C
Council Tax Band: A





Ground Floor

Approx. 37.0 sq. metres (398.1 sq. feet)



First Floor

Approx. 25.9 sq. metres (278.8 sq. feet)



Total area: approx. 62.9 sq. metres (676.8 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) A		86
(81-91) B		
(69-80) C	70	
(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

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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