



York Road West, Alkrington, Manchester, M24

- FREEHOLD
- CONSERVATORY
- IN THE HIGHLY SOUGHT AFTER AREA OF ALKRINGTON
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- COUNCIL TAX BAND A
- NO CHAIN
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- EPC RATED C
- VIEWING RECOMMENDED

Asking Price £200,000

HUNTERS®
HERE TO GET *you* THERE

FREEHOLD & NO CHAIN. Hunters are pleased to market this two bedroom semi-detached property located on the popular York Road West in Alkrington, Manchester. This delightful property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed conservatory offers a lovely spot to enjoy the garden views throughout the year, making it a perfect addition to the home.

With two comfortable bedrooms, this residence is ideal for small families or couples seeking a peaceful retreat. The bathroom is conveniently situated, ensuring ease of access for all residents.

One of the standout features of this property is the large rear garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, off-road parking is available, providing convenience and peace of mind for vehicle owners.

This home is not only a lovely place to live but is also situated in a desirable area, making it an excellent choice for those looking to settle in Alkrington. With its combination of space, comfort, and outdoor enjoyment, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this charming house your new home.

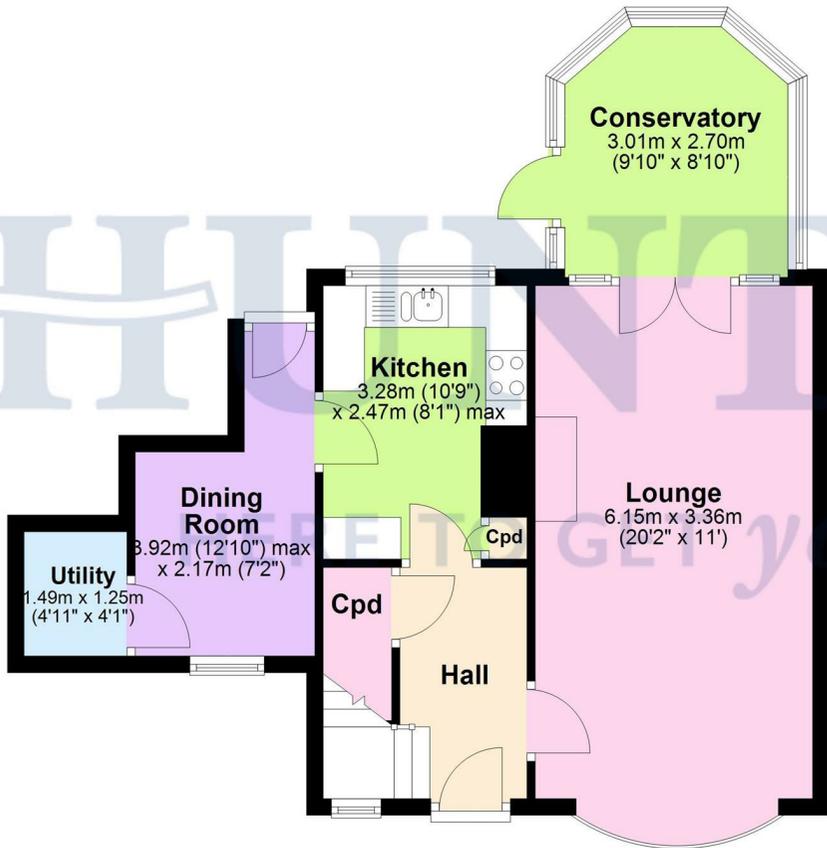
Tenure: Freehold
EPC Rated: C
Council tax band: A





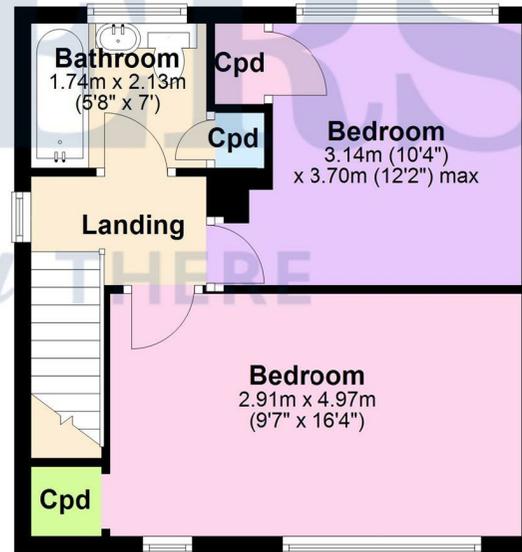
Ground Floor

Approx. 53.5 sq. metres (576.0 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



Total area: approx. 90.0 sq. metres (968.3 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.



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 | | |
| (81-91) B | | |
| (69-80) C | 74 | 81 |
| (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

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