



## Naunton Road, Alkrington, Middleton M24

- SPACIOUS PROPERTY
  - EXTENDED
  - OFF ROAD PARKING
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND - C
- IN THE HIGHLY SOUGHT AFTER AREA OF ALKRINGTON
  - IDEAL FOR GROWING FAMILIES
- GROUND FLOOR SHOWER ROOM AND BEDROOM
- MASTER BEDROOM WITH EN-SUITE
- EPC RATING - C

**Offers In Excess Of £375,000**

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



Hunters are delighted to present this beautifully maintained and extended four-bedroom semi-detached family home, ideally situated on Naunton Road in the highly desirable area of Alkrington. Positioned in a well-established residential area known for its excellent local schools and amenities, this property offers a thoughtfully designed layout perfect for modern family living and is sold with the benefit in NO CHAIN.

Step inside to a welcoming entrance hallway that flows effortlessly into a spacious and inviting lounge, ideal for relaxing or entertaining. The sitting room offers more space on the ground and could be used as a separate dining room. Adjacent is the modern kitchen/dining area, complete with modern fittings and ample space for hosting. Patio doors lead you into a part decked and private rear garden, creating a seamless blend of indoor/outdoor living. Adding to the home's practicality, is a downstairs double bedroom and shower room.

Upstairs, the home continues to impress with a well laid out landing that connects to three generously sized double bedrooms, with the master having the luxury of an en-suite. The family bathroom includes a shower, hand wash basin, WC and bidet. The loft is part boarded with ladder access and has the potential for a loft conversion.

Externally, the front of the property features a spacious driveway with potential for multiple vehicles and a well-maintained front garden. The expansive back garden offers a combination of a lawned area and decked patio, ideal for summer gatherings.

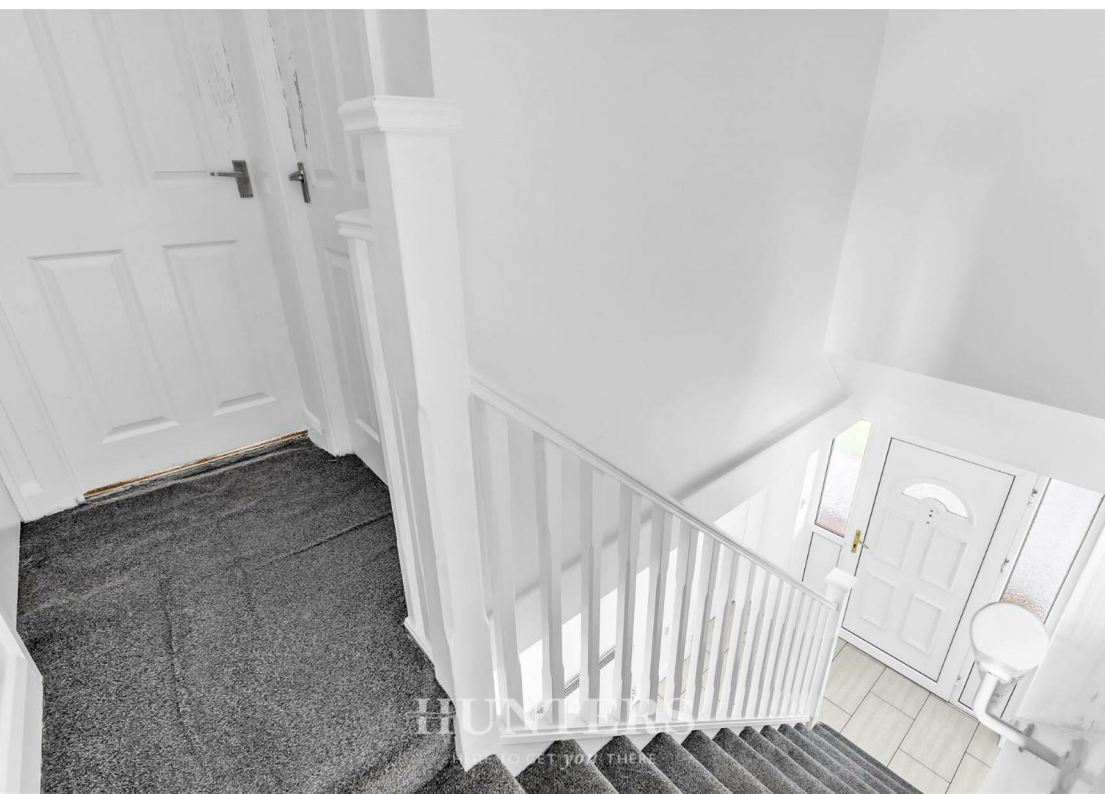
Located just five miles north of Manchester city centre, Alkrington is a sought-after location for families offering reputable schools, and convenient access to local shops. Middleton town centre is close by, and major motorway links.

Early viewing is highly recommended to fully appreciate everything this fantastic home and location have to offer.

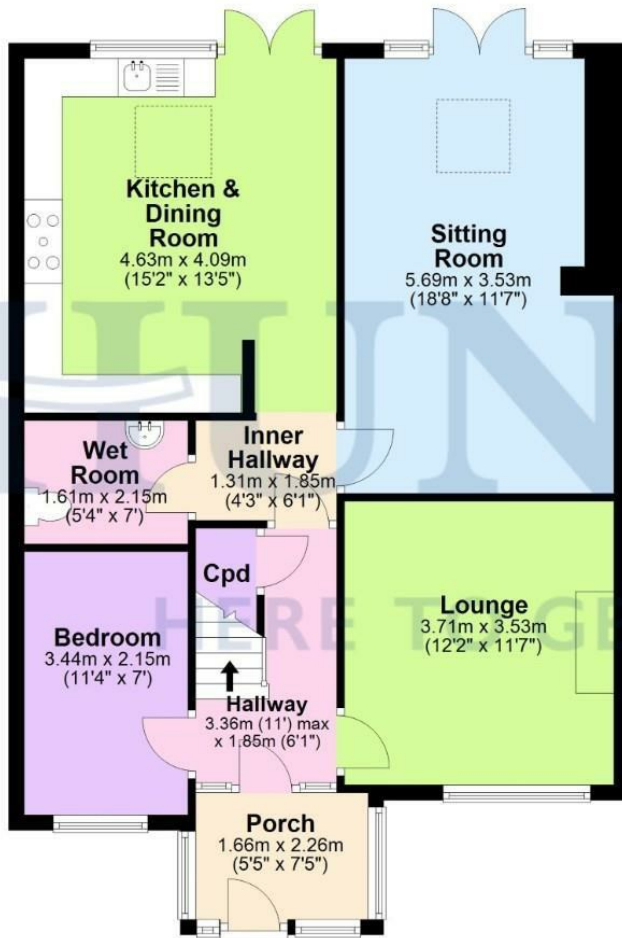
Tenure: Leasehold – 932 years remaining  
Ground Rent: £10.00 per annum  
EPC: C  
Council Tax Band: C







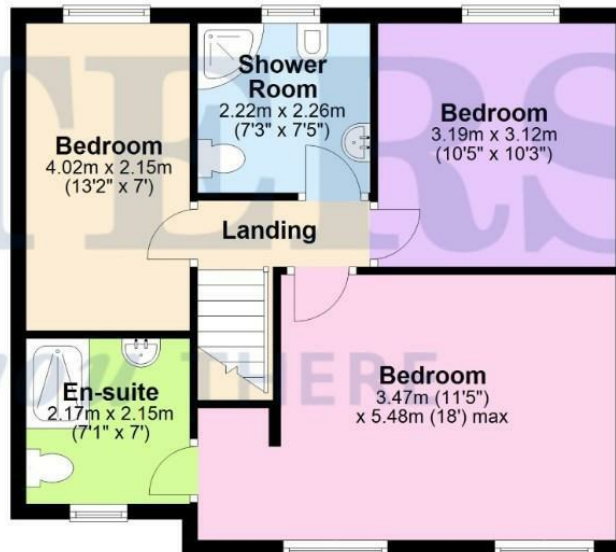
**Ground Floor**  
Approx. 78.2 sq. metres (842.0 sq. feet)



Total area: approx. 129.4 sq. metres (1392.5 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.

**First Floor**  
Approx. 51.1 sq. metres (550.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(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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