



Conway Close, Alkington, Middleton M24

- FREEHOLD
- HEAD OF CUL-DE-SAC
- OFF ROAD PARKING
- IDEAL FOR A GROWING FAMILY
- EXCELLENT TRANSPORT LINKS
- IN THE HIGHLY SOUGHT AFTER AREA OF ALKINGTON
- EXPANSIVE REAR GARDEN
- ACCESS TO PLEASANT COMMUNAL GARDEN
- CLOSE TO LOCAL AMENITIES
- THREE GOOD SIZED BEDROOMS

Offers Over £280,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to bring to market this charming three bedroom semi detached family home, ideally positioned at the head of a peaceful cul-de-sac on the ever popular Conway Close in Alkrington. Set in a highly sought after residential area, this attractive property is perfect for families looking for space, comfort, and convenience. Offering a range of fantastic features, including off road parking, a generous rear garden, spacious interiors and access to a well maintained communal green space, this home provides an excellent opportunity for those seeking a long term family home.

Upon entering the property, you're welcomed by a bright and inviting entrance hallway, complete with practical understairs storage, ideal for coats, shoes, and daily essentials. The hallway leads into a spacious open plan lounge and dining area, which is flooded with natural light and French doors from the dining area open directly onto the large rear garden, seamlessly blending indoor and outdoor living. Completing the ground floor is a well appointed kitchen which also provides direct access to the rear garden, enhancing the home's practicality and flow.

Upstairs, the first floor landing leads to three well proportioned bedrooms, two generous doubles and a versatile third bedroom that can serve as a nursery, home office, or guest room. The family bathroom is neatly fitted and features a WC, wash hand basin and a shower over bath.

Externally, the property continues to impress. The front provides convenient off road parking, while the expansive rear garden is a standout feature—mainly laid to lawn with a patio area, perfect during warmer months. The garden also includes a garage accessible from the side, kitchen, and dining room, offering additional storage.

Located in the desirable area of Alkrington, this home enjoys a prime position with local amenities, shops, and highly regarded schools all within walking distance. Middleton town centre is just a short drive away, offering a wider range of retail, dining, and leisure facilities. For commuters, excellent transport links are close at hand, with easy access to the M60 motorway network and regular public transport services nearby.

This charming and versatile property truly ticks all the boxes for a family, early viewing is highly recommended.

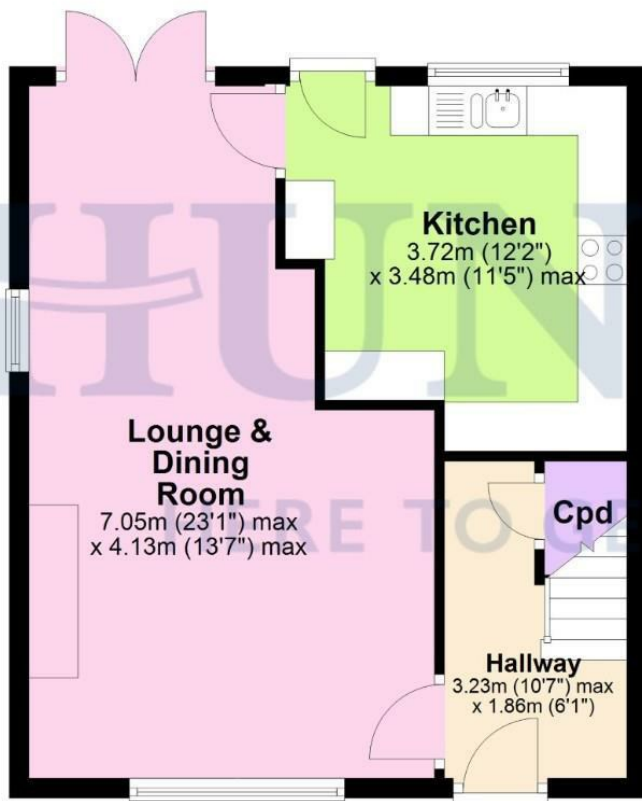
Tenure: Freehold
EPC Rating: TBC
Council Tax Band: B





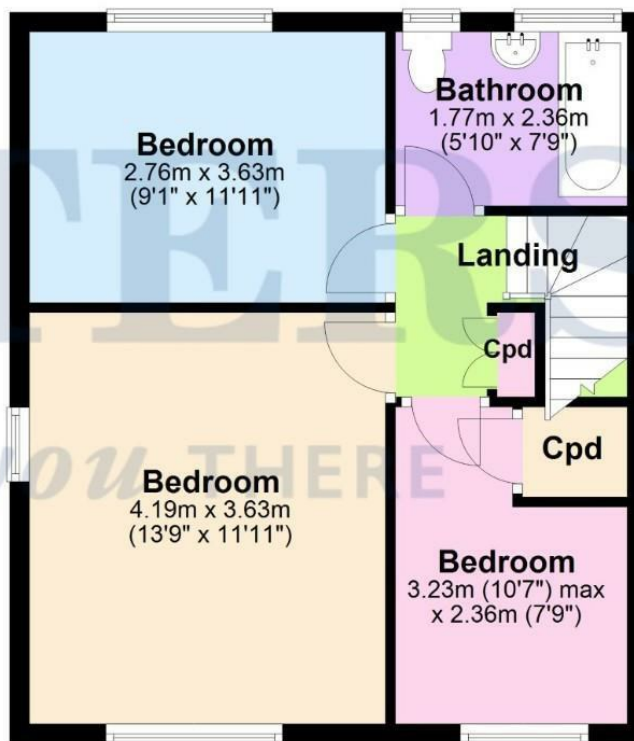
Ground Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



First Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



Total area: approx. 85.9 sq. metres (924.4 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	80
(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

58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>