



## Worcester Road, Alkrington, Middleton M24

- FREEHOLD
- ADDITIONAL SELF CONTAINED INDEPENDENT ANNEX
  - FIVE GENEROUS SIZED DOUBLE BEDROOMS
  - DOUBLE REAR DRIVEWAY
  - ATTRACTIVE FRONT, SIDE & REAR GARDENS
- INDIVIDUAL ARCHITECT DESIGNED
- SOUGHT AFTER AREA OF ALKRINGTON
- PERFECT FOR A GROWING FAMILY
  - LARGE CORNER PLOT
  - DOWNSTAIRS WC

**Asking Price £475,000**

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



Hunters are delighted to offer for sale this truly remarkable five bedroom (including annex) family home nestled on Worcester Road in the highly sought after area of Alkrington. This outstanding property benefits from an additional self contained annex which provides versatile and independent additional accommodation and offers plenty of space for a growing family.

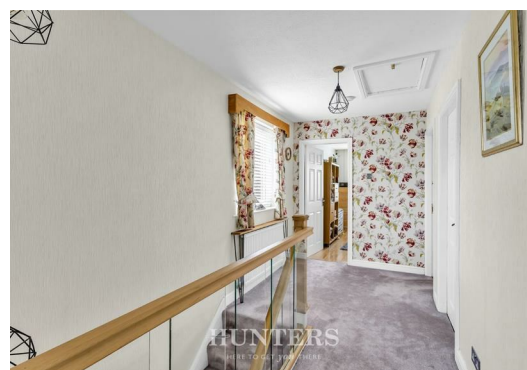
Upon entering through the porch, you're greeted by a modern dining/sitting room, providing a warm and inviting atmosphere with a convenient downstairs WC. The spacious kitchen/breakfast room offers a bright and functional space while the adjoining lounge features french doors that open onto the rear garden, creating a seamless indoor/outdoor transition. Heading upstairs, you'll discover four generously proportioned bedrooms, each offering ample space and natural light. The master bedroom boasts the added luxury of an en-suite. A well appointed family bathroom, complete with a charming corner bath.

One of the standout features of this property is the self contained annex, a versatile addition that can accommodate various needs. The annex comprises a bedroom, a convenient shower room with WC, hand wash basin, and shower, as well as a lounge/kitchen area. This annex is perfect for accommodating extended family members or guests.

The outdoor spaces are equally impressive, designed for relaxation and entertainment. The rear and side gardens provide an ideal setting for al fresco dining and gatherings, featuring a pizza oven and a BBQ area, perfect for hosting summer parties and enjoying outdoor meals. Double driveway at the rear of the house ensures convenience, while an attractive lawn enhances the front of the house.

Situated in the ever popular area of Alkrington, this property enjoys a prime location close to local schools, shops, amenities, and excellent transport links, including easy access to the motorway network.

Don't miss your chance to secure this unique property and book your viewing today

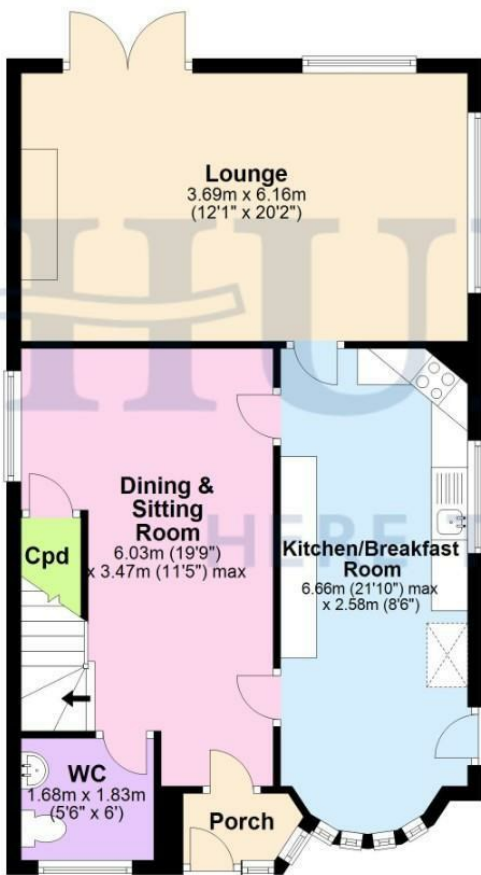






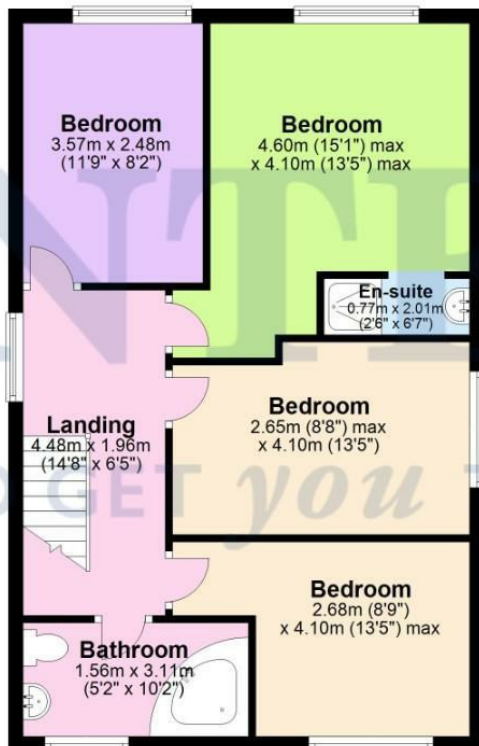
## Ground Floor

Approx. 65.2 sq. metres (702.2 sq. feet)



## First Floor

Approx. 60.4 sq. metres (650.2 sq. feet)



## Annex

Approx. 31.8 sq. metres (342.7 sq. feet)



Total area: approx. 157.5 sq. metres (1695.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>59</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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