



The Coppice, Alkrington, Middleton M24

- FREEHOLD
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- SEPERATE KITCHEN DINING ROOMS
- IMMACULATLEY PRESENTED
- UTILITY ROOM
- IDEAL FOR FIRST TIME BUYERS
- NEWLY FITTED KITCHEN

Offers In The Region Of £160,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are pleased to offer for sale this delightful two bedroom end terraced house in the sought after area of Alkrington, this property presents a prime opportunity for first time buyers to get on the property ladder.

Upon entering through the porch, which also features a handy utility area, you are greeted by an inner hallway. The ground floor comprises a spacious lounge, a well appointed newly fitted kitchen, and a separate dining room leading to conservatory overlooking the rear garden which adds a seamless connection between indoor and outdoor spaces.

The first floor reveals two generous double bedrooms. The modern family bathroom is equipped with shower over the bath and a hand wash basin, there is a separate WC. The landing upstairs is thoughtfully designed to offer abundant storage space.

Externally, the property features a small well maintained front garden with iron fencing and gate giving curb side appeal and to the rear is a good sized low maintenance garden and patio area.

Alkrington, positioned approximately 5 miles north of Manchester city centre, stands out as one of North Manchester's most desirable locales. Residents enjoy access to a range of local amenities, including excellent schools and a variety of shops. Middleton town centre, with its diverse amenities, is easily reachable, offering a blend of convenience and entertainment. The property's proximity to the North West motorway network makes it an ideal choice.

An early viewing is highly recommended to appreciate the potential.

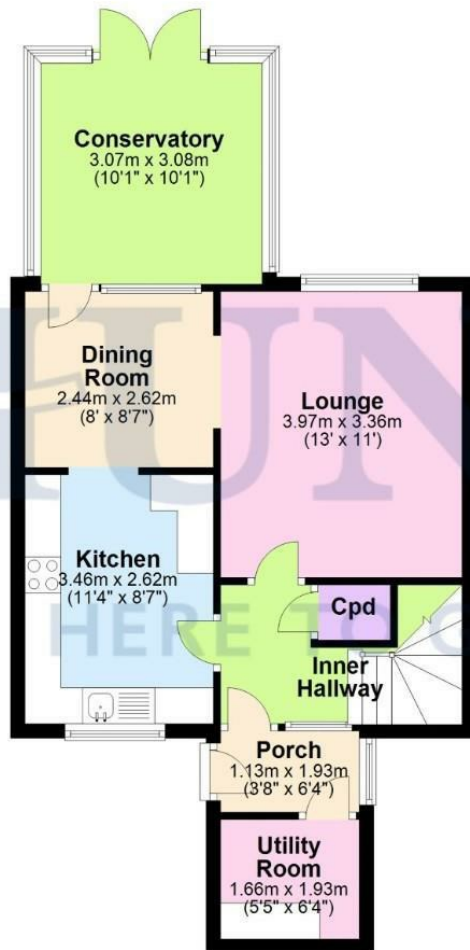
Tenure: Freehold
Council Tax Band: A
EPC Rating: C





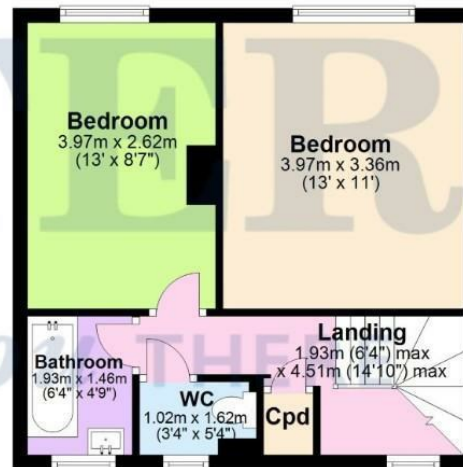
Ground Floor

Approx. 51.9 sq. metres (559.1 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 88.4 sq. metres (951.4 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.

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		
(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	

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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.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

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