







# Mainway, Alkrington, Middleton M24

- NO ONWARD CHAIN
- POPULAR MAINWAY LOCATION IN ALKRINGTON
- BEAUTIFULLY PRESENTED REAR GARDEN
- OPEN PLAN KITCHEN / DINING / FAMILY ROOM WITH BI-FOLDS
- CLOSE TO SCHOOLS, AMENITIES & TRANSPORT LINKS
- NEWLY RENOVATED THROUGHOUT
- EXCEPTIONAL FIVE BEDROOM DETACHED HOME
- ELECTRIC GATED ENTRANCE WITH PARKING FOR SEVERAL CARS
- LARGE OUTBUILDING WITH BAR, SHOWER & KITCHEN FACILITIES
- EARLY VIEWING IS HIGHLY RECOMMENDED

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## Asking Price £995,000

Hunters are delighted to market this truly exceptional and substantial five bedroom detached property, located on the ever popular Mainway in Alkrington, one of the most sought after residential areas in the locality. Offered with no onward chain, this impressive home has been newly renovated to the highest standard throughout and provides an outstanding level of flexible living space across three floors.

The property has been significantly enhanced with a double side and rear extension, alongside a well executed loft conversion, resulting in a beautifully proportioned and highly versatile family home.

On the ground floor, the property opens into a welcoming entrance hall which leads through to a bright and comfortable lounge positioned to the front of the home. There is also a further reception room which offers excellent flexibility and is currently utilised as a home gym. To the rear sits the true heart of the home, an impressive open plan kitchen, dining and family room designed for modern living and entertaining. Double bi-folding doors open directly onto the beautifully presented rear garden, creating a seamless indoor/outdoor feel, perfect for the warmer months. This space is further complemented by a separate utility/storage room, a home office, and a downstairs shower room with WC and wash basin, all adding to the practicality of the layout.

To the first floor, there are four well proportioned bedrooms, including rooms benefiting from their own shower facilities, along with a beautifully refurbished Jack and Jill bathroom completed to a high standard last year. The landing provides a natural flow through the floor and access to all rooms.

The second floor has been created through a loft conversion and provides a superb principal bedroom suite, complete with a spacious bedroom area, walk in wardrobe space and a stylish en-suite bathroom, offering a private and luxurious retreat within the home.

Externally, the property is approached via electric gates, providing both privacy and security and opens onto a generous driveway with off road parking for several vehicles.

The rear garden is a real standout feature, beautifully presented and thoughtfully designed for both relaxation and entertaining. It features high quality artificial grass for easy maintenance, a generous paved seating area ideal for outdoor dining, and a dedicated entertainment space which flows seamlessly from the house. The garden also benefits from a substantial outbuilding currently used as a sitting/games room, complete with its own indoor bar, shower room and kitchen facilities, making it ideal for a variety of uses including a home office, annexe or guest accommodation.

Mainway in Alkrington, Middleton, is widely regarded as one of the area's most desirable residential locations, offering a peaceful yet well connected setting ideal for family life. The property is within easy reach of a range of highly regarded local schools, Middleton town centre, nearby parks, local amenities and transport links including routes into Manchester and surrounding areas.

Overall, this is a rare opportunity to purchase a fully renovated, heavily extended detached home offering exceptional space in one of Alkrington's most popular locations. Early viewing is strongly advised as there is no onward chain and very limited availability of homes of this calibre in the area.

Tenure: Leasehold – 908 years remaining on the Lease
Ground Rent: TBC
EPC Rating: D
Council Tax Band: E









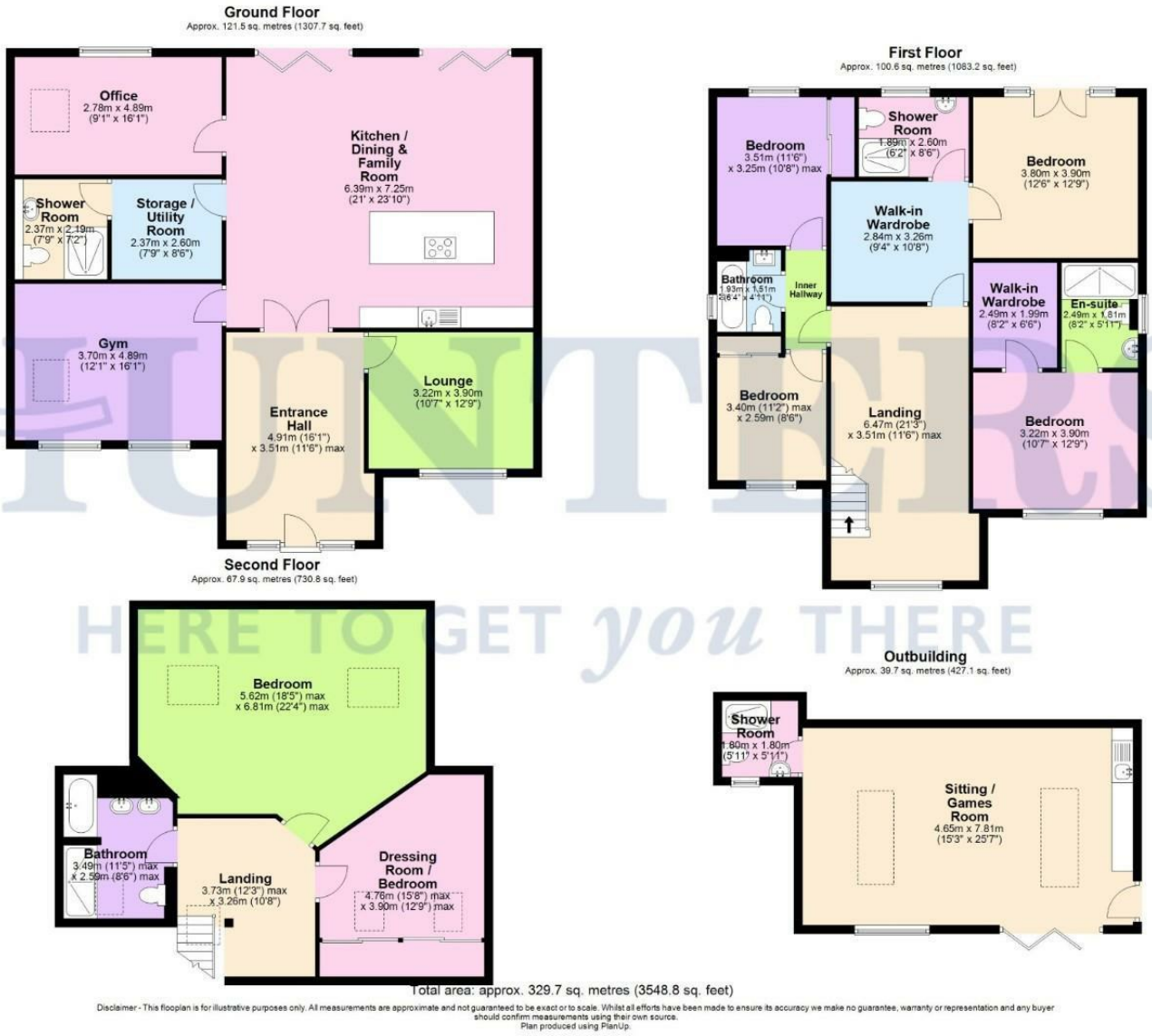


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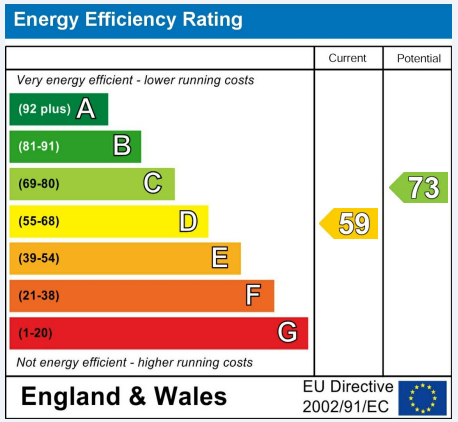

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## ENERGY PERFORMANCE CERTIFICATE

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.




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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