



**Hardfield Road
Alkrington, Middleton M24 1JH
OFFERS INVITED IN EXCESS OF £300,000**

A TRULY STUNNING 4 BEDROOMED SEMI DETACHED FAMILY HOME
WITH A LARGE DOUBLE EXTENSION AND WELL PROPORTIONED GARDEN TO REAR

The subject property is situated in the popular residential area of Alkrington, with all the usual local amenities available nearby. At ground floor level there are 2 reception rooms together with a modern fitted kitchen/diner and downstairs wc, 4 excellent sized bedrooms and a stylish 3 piece bathroom suite at first floor. The property benefits from a gas fired central heating system, double glazed windows and a large garden to the rear, with a private parking off street driveway and a large detached garage. The property is offered for sale at a competitive price and early viewing comes highly recommended.

VIEWING STRONGLY RECOMMENDED TO APPRECIATE THE EXTENT AND CALIBRE OF THE ACCOMMODATION ON OFFER

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

PORCH

ENTRANCE HALLWAY

DOWNSTAIRS WC

Low level wc and wash hand basin

LOUNGE

3.3 x 5.6 reducing to 2.3 x 4.2 metres (10'9" x 18'4" reducing to 7'6" x 13'9")

A large and very well presented main reception room, stunning feature fireplace and laminate flooring open to dining room

DINING ROOM – 2.5 x 4.1 metres (8'2" x 13'5")

Another well presented reception room with laminate flooring

KITCHEN/DINER – 3.0 x 5.2 metres (9'10" x 17'0")

One and a half drainer, modern, black sink unit, range of modern black gloss wall and base units with complementary wooden work surfaces, built in extractor hood, washing machine and dryer, laminate flooring, and part tiled walls



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First Floor

LANDING

MASTER BEDROOM

2.8 x 6.2 reducing 2.2 metres (9'2" x 20'4" reducing to 7'2")

Double master bedroom, laminate flooring with fitted wardrobes

BEDROOM TWO – 3.1 x 3.6 metres (10'2" x 11'9")

A second double bedroom, laminate flooring

BEDROOM THREE

3.1 x 3.0 metres reducing to 2.6 metres (10'2" x 9'10" reducing to 8'6")

A third double bedroom, laminate flooring and situated to the rear

BEDROOM FOUR – 2.3 x 2.4 metres (7'6" x 7'10")

A well presented larger than average fourth bedroom, laminate flooring

BATHROOM – 2.3 x 1.9 metres (7'6" x 6'2")

Panelled bath with shower above, pedestal wash hand basin, low level wc - matching suite in white, laminate flooring, part tiled walls and heated hand towel rail

Externally

There is a private parking driveway to the front of the property leading (through double wrought iron gates) down the side of the property to a large detached garage at the rear of the property situated within an extensive rear garden with patio area and large lawned area.

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

Location

The subject property is situated in Alkrington, within easy access of both Manchester and Middleton Town Centre's and with woodland walks and lakes on your doorstep and in the catchment area of some much sought after schools.



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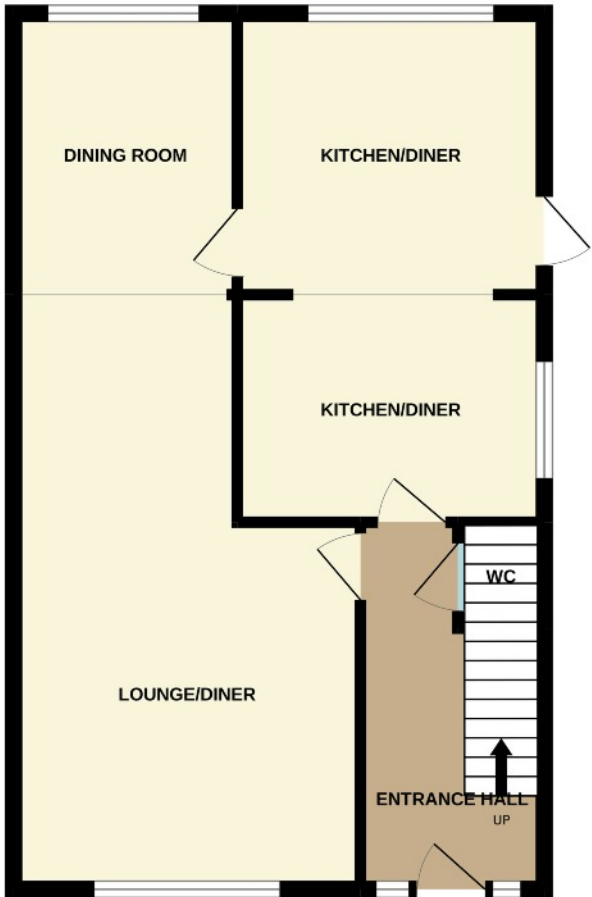
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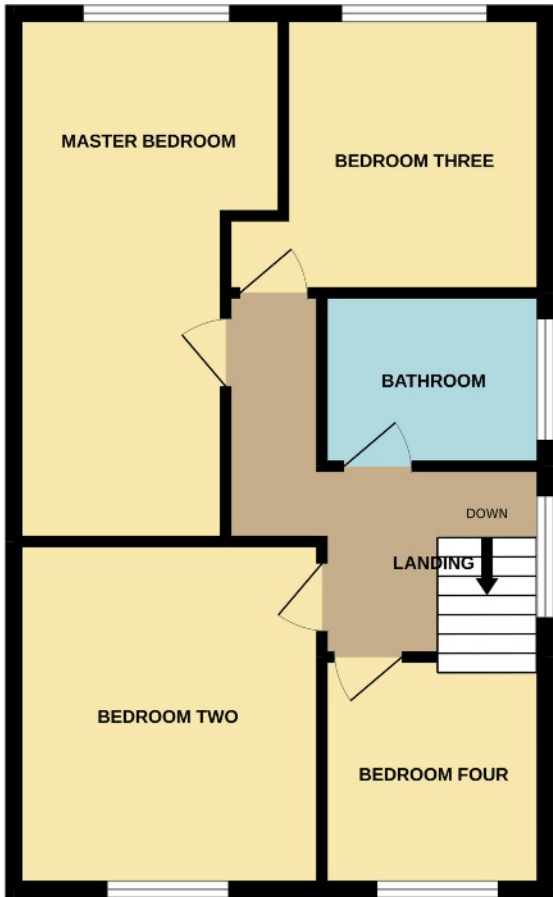
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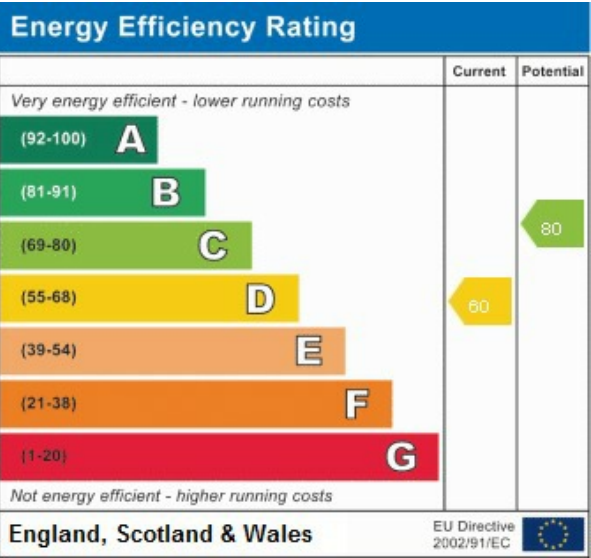
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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