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74 Kingsway, Alkrington



- Well Presented Three Bed Semi Detached
- Lounge / Dining Room / Kitchen And Conservatory
 - Three-Piece Shower Room
- Large Cellars And Boarded Loft For Storage
 - Integral Garage / Block Paved Driveway
- Raised Decked Patio And Rear Lawned Garden

£290,000

Well presented three bed semi detached with integral garage, driveway, rear decked patio and lawned garden. The internal accommodation briefly comprises of gas central heating, uPVC double glazed windows, lounge, dining room, kitchen (with access to the integral garage) and conservatory. There is also useful large cellar space ideal for storage which is accessed via the hallway. The first floor affords the three bedrooms and a three-piece shower room. There is also a drop down ladder from the landing providing storage space in the boarded out loft. Externally to the front is a gated block paved driveway, garage with roller-shutter door and a feature stone garden. There is also gated access down the side of the property to the rear. At the rear is a good-sized raised decked patio with railings which lead to the enclosed lawned garden with borders, feature stone beds and a useful garden shed at the foot. Situated in the much sought after area of Alkington with easy walking distance to its shops and excellent schooling, whilst Middleton town centre and its range of amenities are easily accessible. The M60 motorway network is just a short drive away making this property a good choice for the commuter.

GROUND FLOOR

HALL

Hallway with laminated wooden flooring, under-stair storage cupboard, radiator and staircase rising to the first floor. Doorway leading to large cellar space.

LOUNGE

3.65m x 2.79m (11'11" x 9'1")

Front aspect with laminated wooden flooring, coved ceiling, wall mounted T.V point and radiator.



DINING ROOM

3.80m x 3.65m (12'5" x 11'11")

Rear aspect with coved ceiling, laminated wooden flooring, radiator and double doors leading to the conservatory.



CONSERVATORY

4.40m x 2.80m (14'5" x 9'2")

Rear aspect with wall mounted T.V point, laminated wooden flooring and double doors providing access to the rear garden.



KITCHEN

4.87m x 2.71m (15'11" x 8'10")

Rear aspect with a range of wall and base units with granite worktops and matching splashback incorporating one and a half bowl stainless steel sink, gas hob with stainless steel extractor above, built in electric oven, space and plumbing for an automatic washing machine and tiled flooring. Access to the integral garage.



FIRST FLOOR

BEDROOM 1

3.39m x 3.30m (11'1" x 10'9")

Front aspect with fitted wardrobes, wall mounted T.V point, carpet flooring and radiator.



BEDROOM 2

3.30m x 3.15m (10'9" x 10'4")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 3

2.22m x 1.78m (7'3" x 5'10")

Front aspect with wall mounted T.V point, carpet flooring and radiator.

SHOWER ROOM

Three-piece shower room comprising of "walk in" shower cubicle, vanity washbasin with fitted cupboards below, low-level W.C, clad walls and ceiling, spotlights and heated towel rail.



OUTSIDE

Externally to the front is a gated block paved driveway, garage with roller-shutter door and a feature stone garden. There is also gated access down the side of the property to the rear. At the rear is a good-sized raised decked patio with railings which lead to the enclosed lawned garden with borders, feature stone beds and a useful garden shed at the foot.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

*PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only***

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA : 1188 sq.ft. (110.4 sq.m.) approx.

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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