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2 Boardman Fold Close, Alkington



- SEVEN BED LINK DETACHED
 - Attached Two Bed Bungalow With Its Own Lounge, Kitchen And Shower Room
 - Main Property: Lounge / Sitting Room / Dining Kitchen / Down-Stair W.C
 - Down-Stair Three-Piece Bathroom / Laundry Room And Three-Piece First Floor Shower Room
 - Block Paved Driveway With Generous Off Road Parking
 - Lawned Gardens To The Front, Side And Rear

£625,000

Very well presented SEVEN BED PROPERTY (Originally a four bed link detached which has been altered to accommodate a connected ground floor two bedroom bungalow and a fifth bedroom in the main property which is accessed via its own fixed staircase. Could be separated (subject to building regulation consents). In its current format this superb property would be an ideal consideration for extended families wishing to cohabit. The main property comprises of gas central heating, uPVC double glazing, entrance porch, hallway, down-stair W.C, lounge, separate sitting room, dining kitchen, three-piece bathroom, laundry room, rear porch and a separate fixed staircase leading to the fifth bedroom. The first floor affords five bedrooms and a three-piece shower room. Externally to the front is gated access to a block paved pathway to the entrance with lawned gardens either side with mature borders housing a variety of plants and shrubs. At the rear is a large block paved driveway providing generous off road parking leading to an enclosed lawned garden with mature borders and a block paved patio. The two bedroomed connected bungalow has its own private entrance at the rear via an enclosed porch which leads to a hallway which in turn provides access to the kitchen, bedrooms, shower room and lounge. Situated in the much sought after area of Alkrington 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 an excellent choice for the commuter.

GROUND FLOOR (Main House)

PORCH

Enclosed entrance porch with tiled flooring and spotlights.

HALLWAY

Hallway with carpet flooring, radiator and staircase rising to the first floor.

W.C

Down-stair W.C with vanity wash-basin with fitted cupboards below and attached low-level W.C, radiator, fully tiled walls and flooring.

LOUNGE

6.10m x 4.83m (20'0" x 15'10")

Front aspect with living flame gas fire set within feature surround, T.V point, coved ceiling and radiator.



SITTING ROOM

5.14m x 3.33m (16'10" x 10'11")

Rear aspect with electric fire set within feature surround, T.V point, carpet flooring and radiator.

DINING KITCHEN

3.84m x 3.18m (12'7" x 10'5")

Rear aspect with a range of wall and base units incorporating resin sink, "Logik" hob with extractor above, built in double electric oven, integrated dishwasher, spotlights, tiled flooring and radiator. Access to rear porch and external access to the rear garden.

LAUNDRY ROOM

2.60m x 1.58m (8'6" x 5'2")

Rear aspect with wall units, space for tall fridge/freezer, space and plumbing for washing machine and tumble dryer.

BATHROOM

Three-piece bathroom comprising of panelled bath, vanity wash-basin with fitted cupboards below and attached low-level W.C, fully tiled walls, radiator and carpet flooring.

FIRST FLOOR

BEDROOM 1

3.77m x 3.05m (12'4" x 10'0")

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



BEDROOM 2

3.25m x 3.10m (10'7" x 10'2")

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

BEDROOM 3

3.10m x 2.98m (10'2" x 9'9")

Rear aspect with fitted wardrobes, carpet flooring and radiator.

BEDROOM 4

3.09m x 2.14m (10'1" x 7'0")

Rear aspect with carpet flooring and radiator.

BEDROOM 5

5.02m x 3.26m (16'5" x 10'8")

Accessed via fixed staircase with front to rear aspect, fitted wardrobes, T.V point, carpet flooring and radiator.

SHOWER ROOM

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

OUTSIDE

Externally to the front is gated access to a block paved pathway to the entrance with lawned gardens either side with mature borders housing a variety of plants and shrubs. At the rear is a large block paved driveway providing generous off road parking leading to an enclosed lawned garden with mature borders and a block paved patio.



ATTACHED BUNGALOW (PORCH)

Enclosed entrance porch with laminated flooring and spotlights.

HALL (Attached Bungalow)

Hallway with two radiators, carpet flooring and access to its own lounge, kitchen, shower room and two bedrooms.

LOUNGE (Attached Bungalow)

6.88m x 3.64m (22'6" x 11'11")

Spacious lounge to the front/side aspect with electric fire set within feature surround, coved ceiling, T.V point, carpet flooring and two radiators.



KITCHEN (Attached Bungalow)

3.49m x 3.32m (11'5" x 10'10")

Side aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with extractor above, open archway to pantry area and boiler store.

BEDROOM 1 (Attached Bungalow)

5.12m x 3.07m (16'9" x 10'0")

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

BEDROOM 2 (Attached Bungalow)

2.67m x 2.60m (8'9" x 8'6")

Rear aspect with fitted wardrobes, carpet flooring and radiator.

SHOWER ROOM (Attached Bungalow)

Three-piece shower room comprising of shower cubicle, vanity wash-basin with fitted cupboards below and attached low-level W.C, fully tiled walls, tiled flooring, spotlights and heated towel rail.

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		70	76
	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		70	76
	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
1860 sq.ft. (172.8 sq.m.) approx.



1ST FLOOR
882 sq.ft. (81.9 sq.m.) approx.



7 BED LINK DETACHED

TOTAL FLOOR AREA: 2741 sq.ft. (254.7 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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