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115 Kirkway, Alkington



- Three Bed Semi Detached
- Gas Central Heating / uPVC Double Glazed Windows
  - Lounge / Dining Kitchen / Conservatory
- Three-Piece Bathroom / Detached Garage
  - Driveway Providing Off Road Parking
  - Good-Sized Rear Lawned Garden

Offers In Excess Of £245,000

THREE bed semi detached with rear conservatory, detached garage, driveway and a good-sized rear lawned garden. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, dining kitchen and conservatory. The first floor affords three bedrooms and a three-piece bathroom. Externally to the front is a hardstanding driveway providing off road parking. Access down the side leads to the detached garage and good-sized rear lawned garden. 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

### PORCH

Enclosed entrance porch with laminate flooring.

### HALL

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

### LOUNGE

4.50m x 3.51m (14'9" x 11'6")

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



### DINING KITCHEN

4.43m x 2.91m (14'6" x 9'6")

Rear aspect with a range of wall and base units incorporating one and a half bowl resin sink, induction hob with stainless steel extractor above, built in electric oven, space and plumbing for an automatic washing machine, built in fridge/freezer, tiled flooring and radiator. Double doors lead to the conservatory.



### CONSERVATORY

3.85m x 3.10m (12'7" x 10'2")

Rear aspect with tiled flooring and radiator. Double doors lead to the rear garden.



## FIRST FLOOR

### BEDROOM 1

4.49m x 2.57m (14'8" x 8'5")

Front aspect with fitted wardrobes, ceiling fan, picture rail, carpet flooring and radiator.



## BEDROOM 2

2.80m x 2.69m (9'2" x 8'9")

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

## BEDROOM 3

2.85m x 1.69m (9'4" x 5'6")

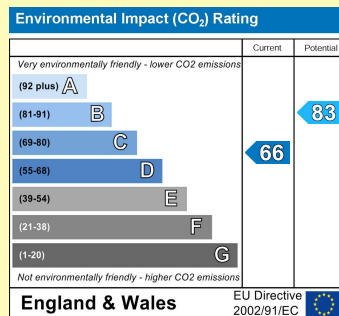
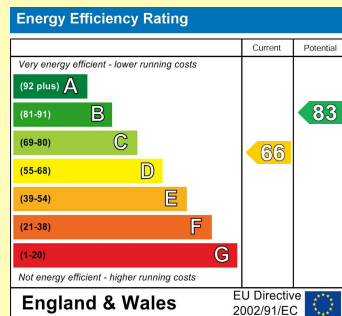
Front aspect with carpet flooring and radiator.

## BATHROOM

Three-piece bathroom comprising of bath, sink, low-level W.C, fully tiled walls, heated towel rail and laminate flooring.

## OUTSIDE

Externally to the front is a hardstanding driveway providing off road parking. Access down the side leads to the detached garage and good-sized rear lawned garden.



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  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 883 sq.ft. (82.0 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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