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38 Kingsway, Alkrington



- Larger Than Average THREE Double Bed Semi Detached
- Two Large Reception Rooms Plus Separate Dining Room And Kitchen
 - Three-Piece Bathroom / Detached Garage
- Large Block Paved Driveway And Lawned Front Garden
 - Mature Lawned Rear Garden With Patio Areas
 - In Excellent Order Throughout

Offers In Excess Of £345,000

Larger than average THREE DOUBLE bed semi detached in very good order throughout. This exceptional property benefits from gas central heating, mostly double glazed windows, two good-sized reception rooms and a separate dining room with open plan access to the kitchen at the rear. The first floor affords the three double bedrooms and a three-piece family bathroom. There is also access to a loft room via drop down ladder affording useful storage space. Externally to the front is a lawned garden and large block paved driveway with gated access down the side. To the rear is a detached garage, a block paved patio leading out to a well established, flat lawned garden with soil borders housing a variety of mature trees, plants and shrubs. There are also two further patios one to the side of the garden with BBQ area and another to the rear with a shingle surface and space for a patio table and chairs. 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 tiled flooring.

HALLWAY

Spacious entrance hallway with laminated flooring, under-stair cloak cupboard, radiator and staircase rising to the first floor.

LOUNGE

4.43m x 3.98m (14'6" x 13'0")

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



REAR LOUNGE

4.24m x 3.30m (13'10" x 10'9")

Rear aspect with living flame gas fire set within feature surround, coved ceiling, picture rail, T.V point, carpet flooring and radiator.



DINING ROOM

3.71m x 2.67m (12'2" x 8'9")

Side aspect with feature exposed brick fireplace, laminated wooden flooring, coved ceiling, picture rail and radiator. Open plan access to the kitchen.



KITCHEN

2.77m x 2.67m (9'1" x 8'9")

Rear aspect with a range of wall and base units incorporating "Belfast" sink, space for range cooker, space and plumbing for an automatic washing machine and laminated wooden flooring.



FIRST FLOOR

BEDROOM 1

4.34m x 4.0, (14'2" x 13'1")

Front aspect with bay window, carpet flooring, coved ceiling and radiator.

BEDROOM 2

4.27m x 2.93m (14'0" x 9'7")

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



BEDROOM 3

4.22m x 2.76m (13'10" x 9'0")

Rear aspect with sink unit, carpet flooring, radiator and useful storage area.

BATHROOM

Three piece bathroom comprising of claw foot, rolled top bath, vanity wash-basin, low-level W.C, tiled walls, tiled flooring and radiator.



OUTSIDE

Externally to the front is a lawned garden and large block paved driveway with gated access down the side. To the rear

is a detached garage, a block paved patio leading out to a well established, flat lawned garden with soil borders housing a variety of mature trees, plants and shrubs. There are also two further patios one to the side of the garden with BBQ area and another to the rear with a shingle surface and space for a patio table and chairs.

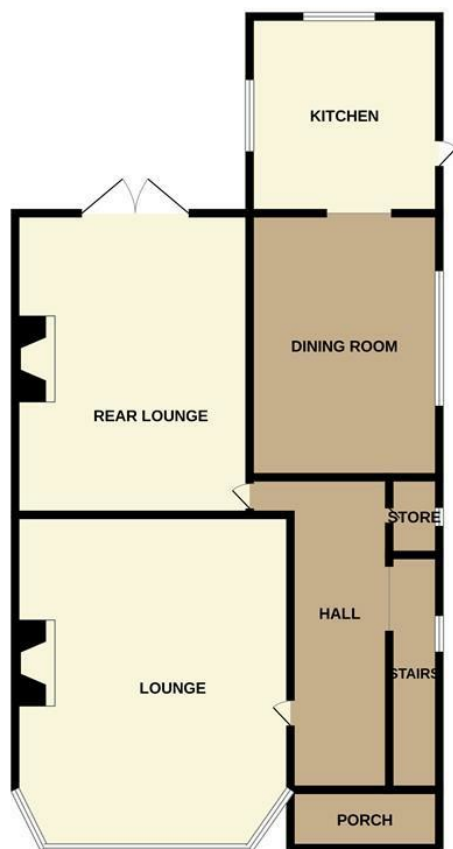


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	77

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	49

*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
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 1247 sq.ft. (115.9 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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