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16 Ruthin Avenue, Alkrington



- Very Well Presented Three Bed Semi Detached With Double Rear Extension
  - Gas Central Heated / uPVC Double Glazed
- Bay Fronted Lounge / Separate Dining Room/Playroom
  - Kitchen / Three-Piece Contemporary Bathroom
    - "Astroturf" Lawned Front Garden
  - Rear Patio And Enclosed Lawned Garden

£237,000

Very well presented three bed mid townhouse with a REAR DOUBLE EXTENSION. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, rear dining room / playroom and kitchen. The first floor affords a very large extended main bedroom, a second double and a single along with a contemporary styled three-piece bathroom suite. Externally to the front is an "Astroturf" lawned garden and block paved pathway leading to the entrance. To the rear is a full width paved patio with steps leading down to the enclosed lawned garden with soil borders housing a variety of mature trees and shrubs. There is also a separate structure at the foot of the garden with light and power which is currently used as an entertainment space but could also be utilised as a home office. 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

Entrance hall with solid wooden flooring, radiator and staircase rising to the first floor.

### LOUNGE

4.04m x 3.91m (13'3" x 12'9")

Front aspect with bay window, living flame gas fire set within feature surround, T.V point, coved ceiling, solid wooden floor covering and radiator.



### DINING ROOM / PLAYROOM

4.59m x 2.12m (15'0" x 6'11")

Rear aspect with solid wooden flooring, access to under-stair storage and radiator. External access.



### KITCHEN

2.94m x 2.75m (9'7" x 9'0")

Rear aspect with a range of wall and base units incorporating stainless steel sink, cooker point with extractor above, space and plumbing for an automatic washing machine and dishwasher and tiled flooring.



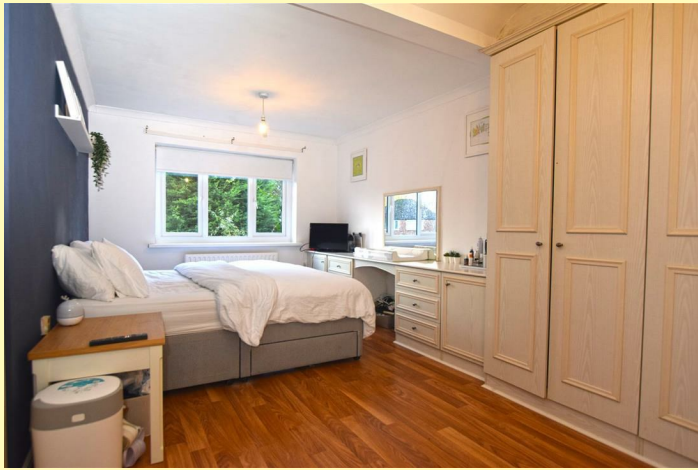
## FIRST FLOOR

### BEDROOM 1

5.20m x 2.97m (17'0" x 9'8")

Extended bedroom to the rear aspect with fitted wardrobes and matching dresser, T.V point, laminate wooden flooring and radiator.





**BEDROOM 2**

3.63m x 3.55m (11'10" x 11'7")

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

**BATHROOM**

Modern three-piece bathroom suite comprising of tiled panelled bath with rain shower above and shower off mixer taps, vanity washbasin, low-level W.C, fully tiled walls, spotlights, tiled flooring and heated towel rail.



**BEDROOM 3**

3.03m x 1.72m (9'11" x 5'7")

Front aspect with laminated wooden flooring and radiator.

**OUTSIDE**

Externally to the front is an "Astroturf" lawned garden and block paved pathway leading to the entrance. To the rear is a full width paved patio with steps leading down to the enclosed lawned garden with soil borders housing a variety of mature trees and shrubs. There is also a separate structure at the foot of the garden with light and power which is currently used as an entertainment space but could also be utilised as a home office.



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			
		62	76
England & Wales		EU Directive 2002/91/EC	

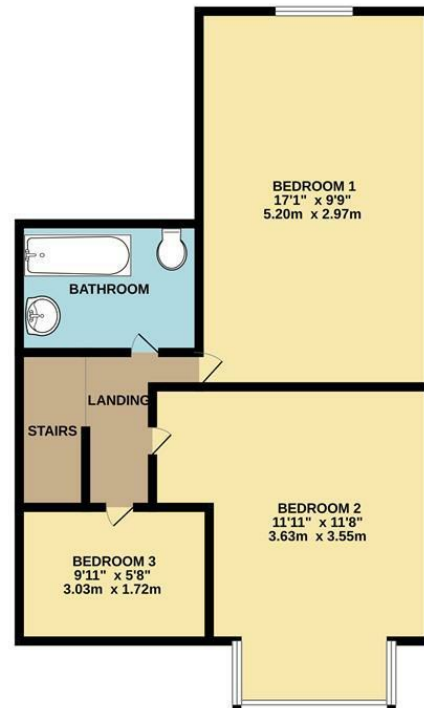
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		62	76
England & 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  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA : 837 sq.ft. (77.8 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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