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165 Kirkway, Alkington



- Well Presented THREE DOUBLE Bed Semi Detached With Two Storey Rear Extension
 - Sunshine Lounge / Down-Stair Shower Room
 - Extended Dining Kitchen
 - Three-Piece Family Bathroom
 - Detached Garage / Large Block Paved Driveway
- Block Paved Rear Patio And Lawned Garden With Gazebo At The Foot

£350,000

Very well presented THREE DOUBLE bed semi detached with a two storey extension to the rear creating a spacious family home. Briefly comprising of gas central heating, uPVC double glazed windows, sunshine lounge, extended dining kitchen and a down-stair three-piece shower room. The first floor affords three large bedrooms, and a three piece family bathroom. There is also a drop down ladder from the landing to the converted loft room with carpet flooring, storage and sky-light windows, (no building regs, storage only).

Externally to the front is a large feature slate grey block paved driveway affording generous off road parking which continues down the side leading to the detached garage and matching block paved patio which in turn leads to the enclosed lawned garden and a further patio at the foot housing a gazebo. 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 under-stair storage, radiator, vinyl flooring and staircase rising to the first floor.

SHOWER ROOM

Three-piece shower comprising of shower cubicle, sink, low-level W.C, fully tiled walls, vinyl flooring and radiator.

SUNSHINE LOUNGE

7.02m x 3.50m (23'0" x 11'5")

Front to rear aspect with living flame gas fire set within feature surround, coved ceiling, T.V point, laminated wooden flooring and radiator. Access to the dining kitchen and double doors lead to the rear garden.



DINING KITCHEN

5.91m x 2.89m (19'4" x 9'5")

Extended dining kitchen to the rear aspect with a range of wall and base units incorporating pot "Dublin" sink, granite work-surfaces, space for a range cooker and fridge freezer, space and plumbing for an automatic washing machine, laminated wooden flooring and radiator.



FIRST FLOOR

BEDROOM 1

5.07m x 2.92m (16'7" x 9'6")

Extended bedroom to the rear aspect with fitted wardrobes, dressing table, part wood panelled walls, wall mounted T.V point, coved ceiling, carpet flooring and radiator.



BEDROOM 2

3.51m x 3.51m (11'6" x 11'6")

Rear aspect with fitted wardrobes, coved ceiling, carpet flooring and radiator.

BEDROOM 3

3.48m x 2.91m (11'5" x 9'6")

Front aspect with fitted wardrobes, coved ceiling, carpet flooring and radiator.



BATHROOM

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

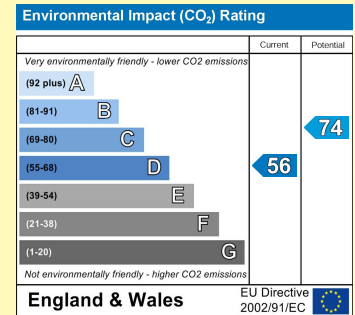
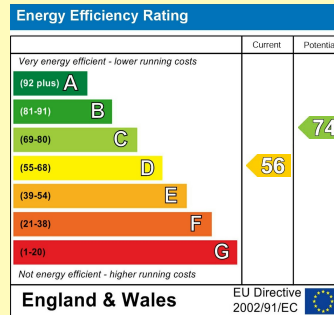


LOFT ROOM

Accessed via drop down ladders from the landing with two sky-light windows, storage in the eaves and carpet flooring. (no building regs - storage only)

OUTSIDE

Externally to the front is a large feature slate grey block paved driveway affording generous off road parking which continues down the side leading to the detached garage and matching block paved patio which in turn leads to the enclosed lawned garden and a further patio at the foot housing a gazebo.

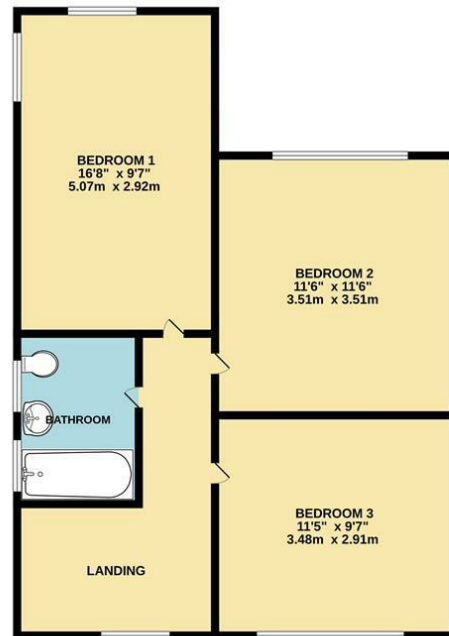


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



THREE BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA: 1108 sq.ft. (103.0 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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