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44 Hardfield Road, Alkrington



- Very Well Presented THREE BED EXTENDED DETACHED
 - Gas Central Heated / uPVC Double Glazed
- Dining Kitchen / Spacious Lounge And Separate Dining Room
 - Two-Piece Bathroom / Separate W.C
 - Attached Garage / Driveway
 - Rear Patio And Enclosed Lawned Garden

£335,000

THREE BED EXTENDED DETACHED in very good order throughout. Briefly comprising of gas central heating, uPVC double glazed windows, spacious hallway, dining kitchen, lounge and separate dining room. The first floor affords THREE DOUBLE bedrooms, a two-piece bathroom and separate W.C. Externally to the front is a walled and paved driveway affording off road parking leading to the attached garage. There is gated and paved access down the side leading to a paved patio area and an established flat lawned garden with soil borders housing a variety of mature plants and shrubs. 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.

PORCH

Enclosed entrance porch.

HALL

Spacious hallway with laminated wooden flooring, radiator, under-stair storage and staircase rising to the first floor.

DINING KITCHEN

5.52m x 2.86m (18'1" x 9'4")

Front aspect with a range of wall and base units incorporating stainless steel sink, cooker point with stainless steel splash back, space for fridge freezer, space and plumbing for an automatic washing machine, part tiled walls and laminated wooden flooring. External access.



LOUNGE

7.30m x 3.03m (23'11" x 9'11")

Full width lounge to the rear aspect with feature fire place, two radiators and laminated wooden flooring. Double doors to the dining room.



DINING ROOM

3.64m x 3.52m (11'11" x 11'6")

Rear aspect with laminated wooden flooring and radiator. External access.



FIRST FLOOR

BEDROOM 1

4.04m x 3.05m (13'3" x 10'0")

Rear aspect with carpet flooring and radiator.



BEDROOM 2

3.13m x 3.03m (10'3" x 9'11")

Rear aspect with carpet flooring and radiator.



BEDROOM 3

3.39m x 2.66m (11'1" x 8'8")

Front aspect with fitted wardrobe, carpet flooring and radiator.



BATHROOM

Two-piece bathroom comprising of bath with shower off mixer taps, vanity wash-basin, fully tiled walls, laminated wooden flooring and radiator.



W.C

Separate low-level W.C with laminated wooden flooring.

OUTSIDE

Externally to the front is a walled and paved driveway affording off road parking leading to the attached garage. There is gated and paved access down the side leading to a paved patio area and an established flat lawned garden with soil borders housing a variety of mature plants and shrubs.

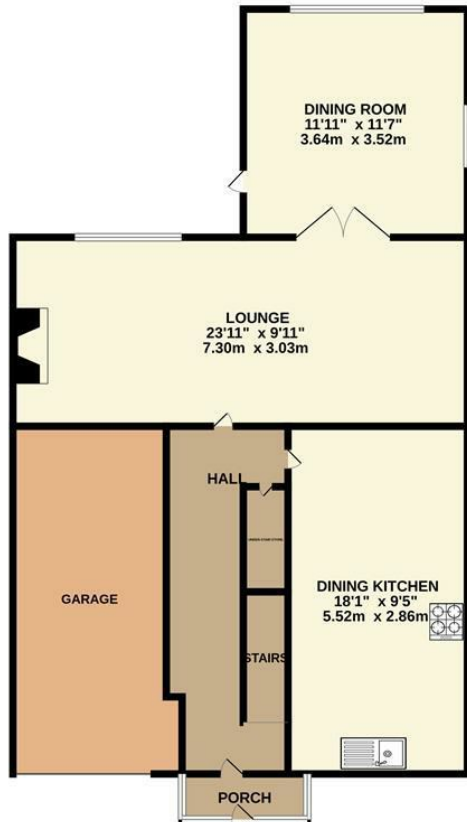


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



THREE BED DETACHED

TOTAL FLOOR AREA: 1400 sq.ft. (130.0 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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