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39 Hardfield Road, Alkrington



- Very Well Presented Two Bed Detached Bungalow
- Spacious Lounge / Conservatory And Dining Kitchen
- En-Suite Shower Room To The Master Bedroom / Separate Three-Piece Bathroom
 - Large Converted Loft Space Featuring Spacious Loft Room And Landing
 - Detached Garage / Block Paved Driveway
 - Lawned Gardens To The Front And Rear

£370,000

Well presented two bed detached bungalow positioned on a generous sized plot in the heart of Alkington Garden Village. This super property briefly comprises of gas central heating, uPVC double glazed windows, lounge, conservatory, dining kitchen, two double bedrooms; the master with an en-suite shower room and a separate three-piece bathroom. There is a spiral staircase leading to the very large loft space which accommodates a spacious loft room and generous landing area with Velux windows. (Please note there is currently no building regulations for the loft space and as such cannot be advertised as a third bedroom however we have been advised that planning permission has been granted which a future purchaser may wish to be persue). Externally to the front is a neatly tended lawned garden and large block paved driveway extending down the side affording generous off road parking. There is also a detached garage to the side and to the rear a paved patio and separate decked area leading to a good-sized enclosed lawned garden with soil border at the foot. 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

ENTRANCE / DINING AREA

3.97m x 3.27m (13'0" x 10'8")

Side aspect with laminated wooden flooring, space for dining table and chairs, coved ceiling, open plan to the kitchen and spiral staircase leading to the dormer.



KITCHEN

3.36m x 2.87m (11'0" x 9'4")

Front aspect with a range of wall and base units incorporating resin sink, space for double range cooker with extractor above, space and plumbing for an automatic washing machine, coved ceiling, part tiled walls and tiled flooring.



LOUNGE

4.37m x 3.83m (14'4" x 12'6")

Rear aspect with living flame gas fire set within feature surround, T.V point, coved ceiling, carpet flooring and radiator. Double doors lead to the conservatory.



CONSERVATORY

4.10m x 3.60m (13'5" x 11'9")

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



BEDROOM 1

5.78m x 4.29m (18'11" x 14'0")

Front aspect with fitted wardrobes and matching dresser, carpet flooring and radiator. Access to en-suite shower room.



EN-SUITE SHOWER ROOM

Three-piece en-suite comprising of "walk in" shower cubicle, vanity wash-basin with fitted cupboard below and attached low-level W.C, fully tiled walls, tiled flooring and heated towel rail.

BEDROOM 2

3.36m x 3.02m (11'0" x 9'10")

Rear aspect with coved ceiling, carpet flooring and radiator.

BATHROOM

Three-piece bathroom comprising of tiled panelled bath, vanity wash-basin, low-level W.C, radiator and fully tiled walls and flooring.

FIRST FLOOR

LANDING AREA

5.84m x 3.43m (19'1" x 11'3")

Accessed via spiral staircase to a versatile landing area with Velux windows, carpet flooring and storage in the eaves. Access to loft room.

LOFT ROOM

5.03m 3.43m (16'6" 11'3")

Rear aspect with Velux window, carpet flooring, cupboard housing combi boiler and storage in the eaves.



OUTSIDE

Externally to the front is a neatly tended lawned garden and large block paved driveway extending down the side affording generous off road parking. There is also a detached garage to the side and to the rear a paved patio and separate decked area leading to a good-sized enclosed lawned garden with soil border at the foot.

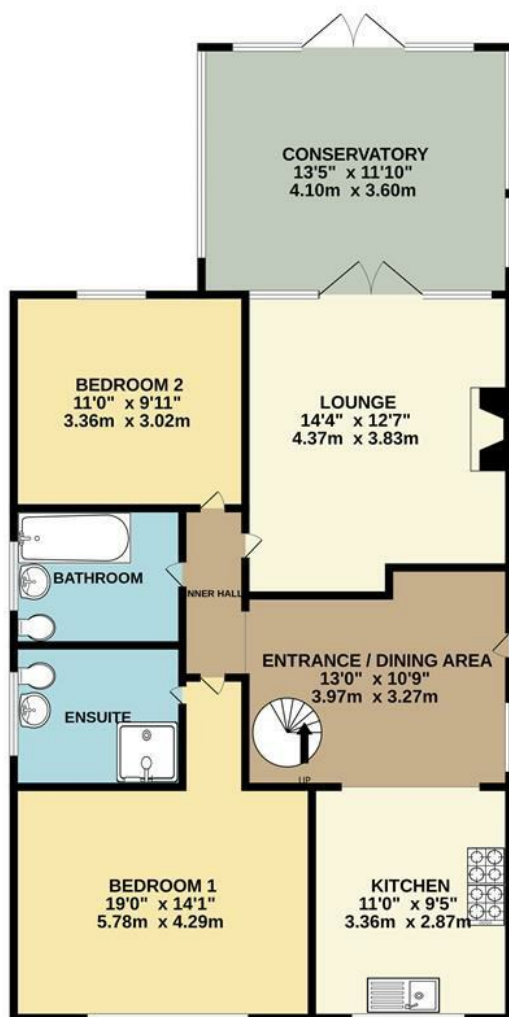


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	81
England & Wales		EU Directive 2002/91/EC	

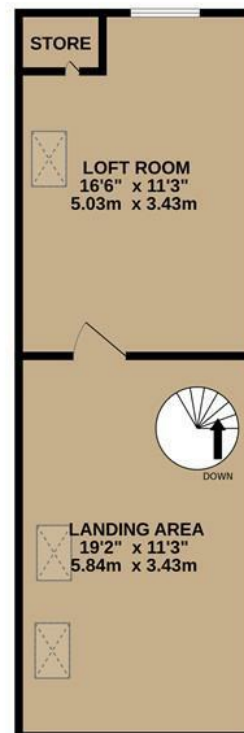
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		65	81
England & Wales		EU Directive 2002/91/EC	

*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
981 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TWO BED DETACHED DORMER BUNGALOW

TOTAL FLOOR AREA: 1368 sq.ft. (127.1 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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