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11 Roundthorn Road, Alkrington



- Well Presented Three Bed Semi Detached
 - Lounge With Open Plan To Dining Area
 - Kitchen And Conservatory
 - Three-Piece Bathroom
 - Driveway Providing Off Road Parking
 - Lawned Gardens To The Front And Rear

£250,000

Well presented three bed semi detached with conservatory, driveway and lawned gardens to the front and rear. Briefly comprising of gas central heating, uPVC double glazed windows, enclosed porch, hall, lounge with open plan to dining area, conservatory and kitchen. The first floor affords the three bedrooms and a three-piece bathroom. Externally to the front is a lawned garden with soil borders and a driveway providing off road parking. There is gated access to the side leading to the rear paved patio and enclosed lawned garden with soil borders housing a variety of plants and shrubs. Situated in the much sought after area of Alkrington within 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 porch. Access to...

LOUNGE

4.39m x 3.45m (14'4" x 11'3")

Front aspect with gas fire set within feature surround, T.V point, carpet flooring and radiator. Open plan to the dining area.



DINING AREA

2.60m x 2.44m (8'6" x 8'0")

Rear aspect with carpet flooring and sliding doors to the conservatory.



KITCHEN

2.89m x 2.36m (9'5" x 7'8")

Rear aspect with a range of wall and base units incorporating one and a half bowl resin sink, electric hob with extractor above, built in electric oven, space and plumbing for an automatic washing machine, space for fridge and freezer and laminated wooden flooring. External access.



CONSERVATORY

2.54m x 2.50m (8'3" x 8'2")

Rear aspect with carpet flooring, access to the rear garden with pleasant views.



FIRST FLOOR

BEDROOM 1

3.57m x 3.08m (11'8" x 10'1")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.15m x 3.07m (10'4" x 10'0")

Rear aspect with fitted cupboard, carpet flooring and radiator.



BEDROOM 3

2.31m x 2.26m (7'6" x 7'4")

Rear aspect with fitted cupboard, carpet flooring and radiator.



BATHROOM

Three-piece bathroom suite comprising of bath with shower over and glass shower screen, vanity wash-basin with fitted cupboard below, low-level W.C, fitted cupboard housing water tank, fully tiled walls and flooring and heated towel rail.



OUTSIDE

Externally to the front is a lawned garden with soil borders and a driveway providing off road parking. There is gated access to the side leading to the rear paved patio and enclosed lawned garden with soil borders housing a variety of plants and shrubs.

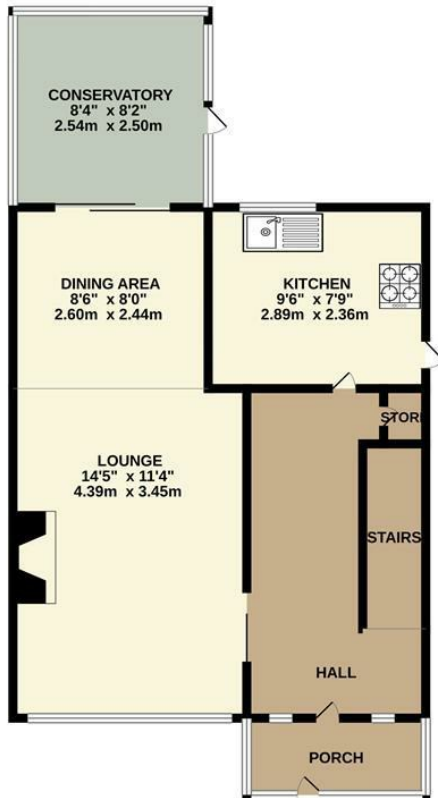


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
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(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
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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