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2 Woodlands Way, "Woodside", Alkrington



- Individually Designed THREE/FOUR Bed Split Level Detached Bungalow
  - Entrance Hall With Cloak And W.C / Utility Room
  - Spacious And Luxurious Lounge With Open Access To Kitchen
    - En-Suite To Master Bed / Three Piece Family Bathroom
  - Lounge And Sitting Room/Bedroom 4 In The Lower Ground Floor
    - Block Paved Driveway Affording Off Road Parking
    - Private And Spacious Lawned Front Garden And Patio

Offers In Excess Of £500,000

**WOODSIDE LOCATION.** Deceptively Large and Must be Viewed To Be Fully Appreciated. Bespoke Individually designed THREE/FOUR bed split-level detached bungalow in excellent order throughout. Briefly comprising of gas central heating, uPVC double glazed windows, entrance hall with cloak and W.C, very spacious and luxurious lounge with open access to the high specification kitchen. The upper level of the ground floor houses three bedrooms, the master with an en-suite shower room and a separate three-piece family bathroom. A staircase down from the lounge leads to the lower ground floor which accommodates a further reception room/dining room and a lounge/bedroom 4 along with a useful utility room. Externally to the front is a spacious, lawned garden bound by hedges affording privacy along with a raised flagged patio area at the entrance with flagged areas continuing around the side. External access from the side leads to a blocked-paved driveway affording off road parking and steps leading up to the ground level. Situated in one of the most prestigious roads on the 'Woodside' of Alkington ideal for access to the picturesque local nature reserve 'Alkington woods'. Also convenient for local shops and facilities, a good selection of well-regarded schools, transport links and the M60 motorway network.

## **GROUND FLOOR**

### **HALL**

Entrance hall with coved ceiling and carpet flooring. Access to...

### **CLOAK ROOM / W.C**

Useful cloak room with vanity wash-basin, coat hanging space, carpet flooring and radiator. Access to low-level W.C

### **LOUNGE**

6.80m x 4.04m (22'3" x 13'3")

Spacious lounge to the front aspect with wall mounted T.V point, coved ceiling, two tall radiators, carpet flooring and open access to the kitchen. Bi-folding doors provide access to the garden and stairs which lead to the upper ground level and staircase to the lower ground floor.



### **KITCHEN**

4.04m x 2.59m (13'3" x 8'5")

Open aspect from the lounge with a breakfast bar, a range of wall and base units incorporating inset resin sink, four ring "Neff" induction hob with extractor and full width splash-back, built in electric fan oven plus a combination oven and microwave, in built fridge/freezer, coved ceiling, tall radiator, tiled flooring and spotlights.



### **MASTER BEDROOM**

4.04m x 3.77m (13'3" x 12'4")

Side aspect with fitted wardrobes, coved ceiling, carpet flooring and radiator. Access to en-suite.





## EN-SUITE SHOWER ROOM

Three-piece en-suite shower room comprising of tiled shower cubicle with rain shower, vanity wash-basin with fitted cupboards below and to the side, low-level W.C, part tiled walls, heated towel rail and tiled flooring.

## BEDROOM 2

3.52m x 2.81m (11'6" x 9'2")

Side aspect with wall mounted T.V point, carpet flooring and radiator.



## BEDROOM 3

3.54m x 2.62m (11'7" x 8'7")

(currently used as an office) Rear aspect with carpet flooring and radiator.

## BATHROOM

Three-piece bathroom with panelled bath with shower over, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, tiled flooring and heated towel rail.

## LOWER GROUND FLOOR

### BEDROOM 4 / LOUNGE

5.17m x 3.41m (16'11" x 11'2")

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

### DINING ROOM

5.17m x 4.61m (16'11" x 15'1")

(currently used as a sitting room) Side aspect with laminated wooden flooring, spotlights and tall radiator. Access to storage and external access.



## UTILITY ROOM

2.81m x 2.67m (9'2" x 8'9")

Useful utility room with "Belfast" sink, space and plumbing for an automatic washing machine and space and vent for tumble dryer.

## OUTSIDE

Externally to the front is a spacious, lawned garden bound by hedges affording privacy along with a raised flagged patio area at the entrance with flagged areas continuing around the side. External access from the side leads to a blocked-paved driveway affording off road parking and steps leading up to the ground level.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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***

LOWER GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



GROUND FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



THREE BED SPLIT LEVEL DETACHED

TOTAL FLOOR AREA : 1720 sq.ft. (159.8 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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