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43 Kingsway, Alkrington



- Traditional Bay Fronted Three Bed Semi Detached
 - Gas Central Heated / Double Glazed
 - Two Reception Rooms / Kitchen
- Two-Piece Shower Room / Separate W.C
- Attached Garage / Driveway And Gardens

£250,000

Traditional bay fronted three bed semi detached with attached garage, driveway and lawned gardens to the front and rear. In need of upgrading presenting an excellent opportunity to develop to personal taste and style. Briefly comprising of gas central heating, double glazed windows, hallway, two reception rooms, kitchen and access to the attached garage. The first floor affords three bedrooms, two-piece shower room and a separate W.C. Externally to the front is a block paved driveway providing off road parking and a lawned garden. To the rear are steps leading down to a mature lawned garden with soil borders requiring attention. 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

PORCH

Enclosed porch with tiled flooring.

HALL

Hallway with laminate flooring, radiator and staircase rising to the first floor. Access to the attached garage.

LOUNGE

3.79m x 3.38m (12'5" x 11'1")

Front aspect with bay window, feature fireplace housing electric fire, coved ceiling, carpet flooring and radiator.



DINING ROOM

4.51m x 3.29m (14'9" x 10'9")

Rear aspect with fireplace housing gas fire, rear bay window, carpet flooring, coved ceiling and radiator.



KITCHEN

3.66m x 1.95m (12'0" x 6'4")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with extractor above, space and plumbing for an automatic washing machine, part tiled walls and vinyl flooring.



FIRST FLOOR

BEDROOM 1

4.68m x 3.38m (15'4" x 11'1")

Front aspect with bay window, fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.79m x 2.98m (12'5" x 9'9")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 3

2.27m x 1.96m (7'5" x 6'5")

Front aspect with radiator.



W.C

Separate low-level W.C.

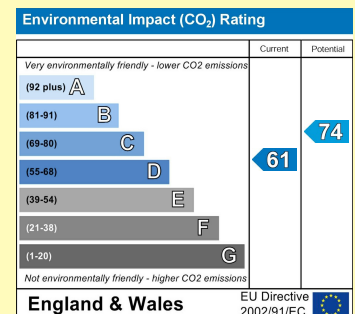
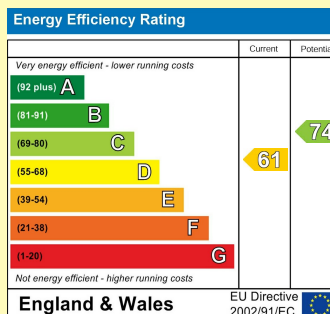
OUTSIDE

Externally to the front is a block paved driveway providing off road parking and a lawned garden. To the rear are steps leading down to a mature lawned garden with soil borders requiring attention.



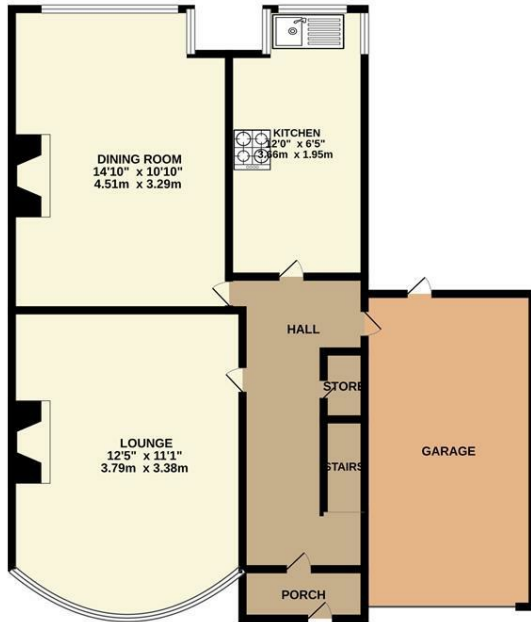
SHOWER ROOM

Two piece suite comprising of shower cubicle, sink, fully tiled walls, radiator and laminated wooden floor covering.



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
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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