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25 Parkside, Alkington



- Immaculately Presented FOUR Bed Extended Semi Detached
 - Lounge / Kitchen And Dining Areas / Large Conservatory
 - Extended Sun Room / Utility And Down-Stair W.C
 - Four-Piece Bathroom / Half Landing To Extended Fourth Bed
- Lawned Front Garden / Pressed Concrete Driveway And Large Tandem Garage
 - Fabulous Extensive Feature Decking And Mature Woodland Rear Garden

Offers In Excess Of £400,000

Immaculately presented FOUR bed extended semi detached located on the "Woodside" of Alkington with fabulous large feature decked patios and a stunning lawned mature woodland garden. This spacious family home briefly comprises of gas central heating, uPVC double glazed windows, enclosed porch, hallway, lounge with access to the dining and kitchen areas and double doors to a large conservatory overlooking the rear garden. There is also a side / rear extension which accommodates a spacious sun room, useful utility room and down-stair W.C. The first floor affords three bedrooms, a large four-piece bathroom and half landing leading to the extended fourth bedroom. Externally to the front is a lawned garden and a pressed concrete driveway extending down the side to a large detached tandem garage. Extensive feature decking to the rear opens out to the lawned area with garden pond, a further raised decked patio and garden shed completely bordered by mature trees and woodland. A unique peaceful garden with extensive space to enjoy wildlife, relax and entertain. Situated in a much sought after position 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

PORCH

Enclosed entrance porch with tiled flooring. Access to...

HALL

Hallway with tiled laminate flooring, picture rail, coved ceiling, radiator and access to storage. Staircase rising to the first floor.

LOUNGE

3.77m x 3.58m (12'4" x 11'8")

Front aspect with bay window, living flame gas fire set within feature surround, T.V point, picture rail, coved ceiling, carpet flooring and radiator. Access to the dining area.



KITCHEN

2.98m x 2.97m (9'9" x 9'8")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink,

breakfast bar, cooker point with stainless steel extractor above, built in wine-rack, laminated wooden flooring, folding doors leading to a useful pantry, open plan to the dining area and access to the sun room.

DINING AREA

4.82m x 2.93m (15'9" x 9'7")

Rear aspect with chimney breast housing inset electric fire, picture rail, coved ceiling, laminated wooden flooring and radiator. Access to the conservatory.



CONSERVATORY

4.17m x 2.98m (13'8" x 9'9")

Rear aspect with tiled laminate flooring, two radiators and access to the rear garden.

SUN ROOM

3.80m x 2.84m (12'5" x 9'3")

Side/rear aspect with vinyl flooring and radiator. Double doors to the rear garden and access to the utility and W.C.

UTILITY ROOM

3.12m x 2.63m (10'2" x 8'7")

Front aspect with base units, space and plumbing for an automatic washing machine and access to W.C.

W.C

Low-level W.C, vanity wash-basin with fitted cupboard below and radiator.

FIRST FLOOR

BEDROOM 1

4.48m x 3.41m (14'8" x 11'2")

Front aspect with picture rail, carpet flooring and radiator.



BEDROOM 2

4.18m x 3.03m (13'8" x 9'11")

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

BEDROOM 3

2.71m x 2.3.7m (8'10" x 7'6".22'11")

Front aspect with carpet flooring and radiator.

BATHROOM

Four-piece bathroom comprising of bath with shower off mixer taps, shower cubicle, vanity wash-basin, low-level W.C, part tiled walls, spotlights, tall radiator and vinyl flooring.

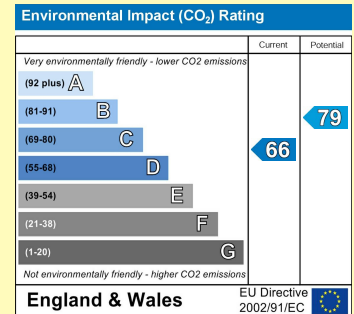
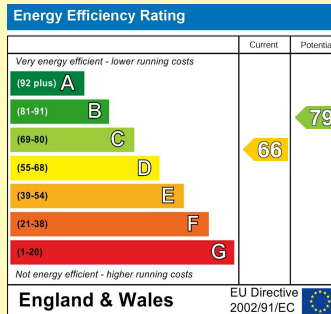
BEDROOM 4

3.23m x 2.94m (10'7" x 9'7")

Rear/side aspect with velux window, tall radiator and carpet flooring.

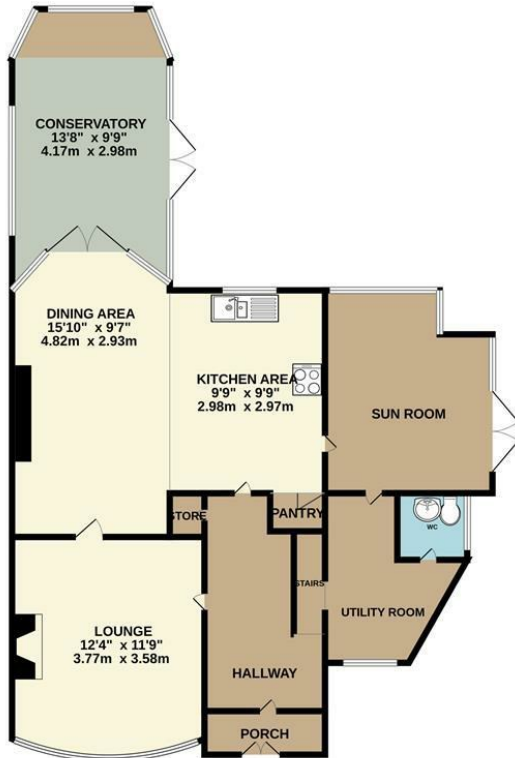
OUTSIDE

Externally to the front is a lawned garden and a pressed concrete driveway extending down the side to a large detached tandem garage. Extensive feature decking to the rear opens out to the lawned area with garden pond, a further raised decked patio and garden shed completely bordered by mature trees and woodland. A unique peaceful garden with extensive space to enjoy wildlife, relax and entertain.



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
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



FOUR BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA: 1538 sq.ft. (142.9 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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