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7 Conway Close, Alkington



- Three Bed Semi Detached
- Gas Central Heated / Double Glazed Windows
 - Lounge / Dining Kitchen
 - Three-Piece Shower Room
- Gated Paved Driveway With Access To The Side
 - Rear Lawned Garden And Detached Garage

£245,000

Three bed semi detached with driveway, gardens and detached garage overlooking a very pleasant communal green. Briefly comprising of gas central heating, uPVC double glazed windows, sunshine lounge and dining kitchen to the ground floor. The first floor affords the three bedrooms and a three-piece shower room. Externally to the front is a gated paved driveway with access down the side leading to an enclosed lawned garden (in need of attention) and detached garage. 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

HALLWAY

Entrance hall with radiator under-stair storage cupboard and staircase rising to the first floor.

LOUNGE

7.0m x 4.1m (22'11" x 13'5")

Sunshine lounge with laminated wooden flooring, T.V point and radiator.



DINING KITCHEN

3.4m x 3.3m (11'1" x 10'9")

Rear aspect with a range of wall and base units incorporating stainless steel sink unit, gas hob with extractor above, built in electric oven, space and plumbing for an automatic washing machine, wall mounted boiler, storage cupboard and radiator. Access to the rear garden.



FIRST FLOOR

BEDROOM 1

4.1m x 3.5m (13'5" x 11'5")

Front aspect with fitted cupboard, carpet flooring and radiator.



BEDROOM 2

3.5m x 2.9m (11'5" x 9'6")

Rear aspect with fitted cupboard, carpet flooring and radiator.

BEDROOM 3

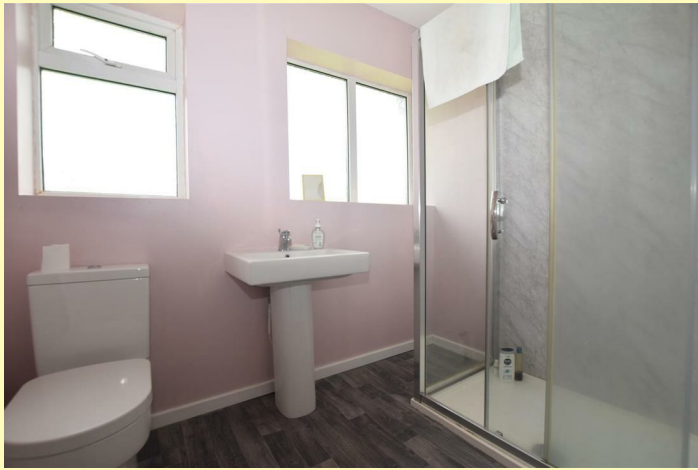
3.2m x 2.5m (10'5" x 8'2")

Front aspect with carpet flooring and radiator.



SHOWER ROOM

Three-piece shower room comprising of shower cubicle, sink, low-level W.C, laminate flooring and radiator.



OUTSIDE

Externally to the front is a gated paved driveway with access down the side leading to an enclosed lawned garden (in need of attention) and detached garage.

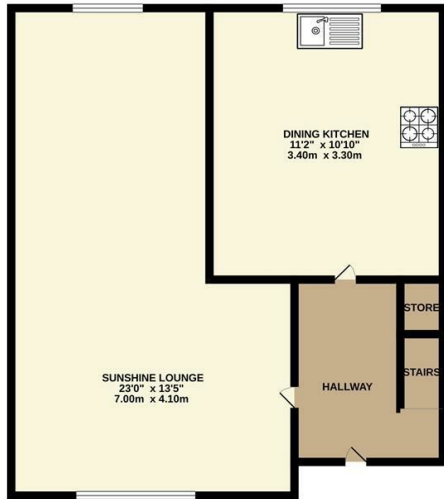


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	85

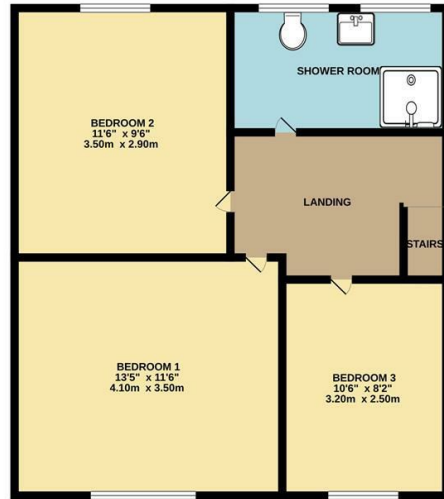
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	69

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
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 918 sq.ft. (85.3 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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