



• mcgowan homes •

15 Woodfield Road, "Woodside", Alkrington



- Imposing FIVE DOUBLE Bed Detached With Large Private Lawned Gardens
- Three Reception Rooms / Luxurious Family Dining Kitchen With Feature Glass Vaulted Ceiling
 - Down-Stair WC / Utility Room / Two First Floor Bathrooms
- Master Bedroom With "Juliette" Balcony / "Walk In" Dressing Room And En-Suite Shower Room
 - Double Fronted Pressed Concrete Driveway And Lawned Garden
 - Full Width Flagged Rear Patio With Feature Balastrade
- Large Private And Mature Lawned Garden With Flagged Perimeter And Further Patio At The Foot

Asking Price £850,000

Imposing FIVE DOUBLE bed detached property with large private lawned gardens and situated on the prestigious Woodfield Road in Alkrington. This spectacular property is presented to an excellent standard with luxury fixtures and fittings throughout. Briefly comprising of gas central heating, uPVC double glazed windows, welcoming and spacious hallway, large main lounge, separate formal dining room, exceptionally spacious family dining kitchen with vaulted glass ceiling and a further lounge / entertainment room overlooking the rear patio. An inner hallway leads to a useful down-stair W.C and utility area. The first floor affords the master bedroom with an en-suite shower room and a "walk in" dressing room. There are four further DOUBLE bedrooms, a three-piece family bathroom and also a three-piece shower room. Externally to the front is a double fronted concrete pressed driveway with space for several vehicles to off road park and a lawned garden with a feature border. The entrance has a large storm tiled porch and there is access down either side of the property to the rear. A full width flagged patio at the rear is bound by a walled and decorative balustrade with steps to the large, private and mature lawned garden with a flagged perimeter leading to a further patio at the foot. Situated on the prestigious Woodfield Road in Alkrington ideal for access to the picturesque local nature reserve 'Alkrington woods'. Also convenient for local shops and facilities, a good selection of well-regarded schools, transport links and the M60 motorway network.

GROUND FLOOR

STORM PORCH

Feature storm porch with tiled flooring. Access to hallway.

HALLWAY

Imposing hallway with "Travertine" tiled flooring, coved ceiling, spotlights and radiator. Staircase rising to the first floor.

LOUNGE

7.12m x 6.20m (23'4" x 20'4")

Front aspect with two picture windows creating a great deal of light, living flame gas fire set within feature surround, coved ceiling, spotlights, "Travertine" tiled flooring, wall mounted TV point and two radiators.



DINING ROOM

5.75m x 3.33m (18'10" x 10'11")

Front aspect with full length picture window, coved ceiling, "Travertine" tiled flooring, spotlights and radiator.

FAMILY DINING KITCHEN

10.24m x 4.99m (33'7" x 16'4")

Exceptionally spacious family dining kitchen to the rear aspect with a feature vaulted glass ceiling. Briefly comprising of a range of contemporary styled wall and base units and a central island with granite work surfaces incorporating inset sink, five ring gas hob and base units below, "CDA" double electric oven and steamer, integrated

fridge/freezer, wine cooler and filtered water machine, wall mounted TV point, luxury tile flooring, spotlights and radiator. Concertina folding doors open out to the rear patio.



ENTERTAINMENT / SITTING ROOM

6.97m x 4.00m (22'10" x 13'1")

Rear aspect with a feature media wall incorporating living flame gas fire, luxury tile flooring, coved ceiling, two tall radiators and two sets of sliding glass doors leading out to the rear patio.

INNER HALL / W.C

Inner hall leads to a useful down-stair W.C with vanity wash-basin, low-level W.C, spotlights, fully tiled walls and tiled flooring.

UTILITY

Utility area with space and plumbing for an automatic washing machine, spotlights and laminated wooden flooring.

FIRST FLOOR

MASTER BEDROOM

5.31m x 4.31m (17'5" x 14'1")

Luxurious master bedroom to the rear aspect with a "Juliette" balcony with views over the rear garden, "walk in" dressing room, T.V point, carpet flooring, coved ceiling, spotlights and radiator. Access to en-suite.



EN-SUITE

Three-piece en-suite comprising of shower cubicle, vanity wash-basin, low-level W.C, fully tiled walls, spotlights, tiled flooring and heated towel rail.

BEDROOM 2

5.73m x 3.32m (18'9" x 10'10")

Front aspect with large picture window, a range of fitted wardrobes and dresser, wall mounted T.V point, coved ceiling, spotlights, laminated wooden flooring and radiator.



BEDROOM 3

5.81m x 3.45m (19'0" x 11'3")

Front aspect with a range of fitted wardrobes, coved ceiling, spotlights, laminated wooden flooring and radiator.

BEDROOM 4

4.13m x 3.34m (13'6" x 10'11")

Front aspect with fitted wardrobes, coved ceiling, spotlights, laminated wooden flooring and radiator.

BEDROOM 5

4.05m x 2.43m (13'3" x 7'11")

Rear aspect with coved ceiling, laminated wooden flooring and spotlights.



SHOWER ROOM

Luxury three-piece shower room comprising of "walk in" shower, feature circular wash-basin, low-level W.C, fully tiled walls and flooring, spotlights and heated towel rail.

BATHROOM

Three-piece family bathroom comprising of a deep fill wooden framed rounded bath with shower off mixer taps, vanity wash-basin, low-level W.C, fully tiled walls and flooring, spotlights and tall heated towel rail.

OUTSIDE

Externally to the front is a double fronted concrete pressed driveway with space for several vehicles to off road park and a lawned garden with a feature border. The entrance has a large storm tiled porch and there is access down either side of the property to the rear. A full width flagged patio at the rear is bound by a walled and decorative balustrade with steps to the large, private and mature lawned garden with a flagged perimeter leading to a further patio at the foot.

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	

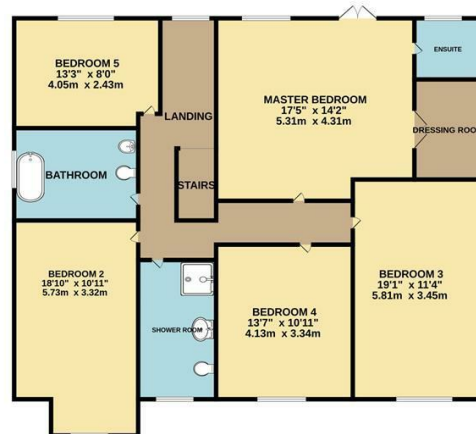
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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
1656 sq.ft. (153.9 sq.m.) approx.



1ST FLOOR
1402 sq.ft. (130.3 sq.m.) approx.



FIVE BED DETACHED

TOTAL FLOOR AREA : 3058 sq.ft. (284.1 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.
Made with Metropix ©2024

THINKING OF SELLING?

To find out why more homeowners are moving with McGowan Homes & Property Services, contact us for a free market appraisal of your home. We pride ourselves on a professional, efficient and friendly service. Let US take the worry out of your move.

TELEPHONE
0161 655 4113

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

43 Middleton Gardens, Middleton, Manchester M24 1AB

Telephone: 0161 655 4113

www.mcgowanhomes.co.uk

The above particulars are believed to be correct, but are not guaranteed, and form no part of any contract. No responsibility in respect of these particulars, which are supplied for guidance only and without liability, can be accepted by McGowan Home & Property Services, not by their clients, and any intending purchaser or lessee must satisfy himself by inspection or otherwise to the accuracy of all details contained therein. All property offered subject to availability. The Supply of Goods and Services Act 1982, does not apply to this brochure.