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3 Ash Walk, Alkrington



- Fully Refurbished FOUR Bed Extended Detached Dormer Bungalow
  - Lounge / Family Dining Kitchen / W.C And Utility
- Two Down-Stair Bedrooms With En-Suites And "Walk in Wardrobes"
  - Two First Floor Bedrooms And FOUR-Piece Family Bathroom
  - Detached Garage / Generous Off Road Parking
  - Full Length Patio And Rear Lawned Garden

£560,000

Fully refurbished and extended FOUR double bedroom detached dormer bungalow. This stunning property comprises of entrance hallway, lounge, down-stair W.C, utility room and a fabulous family dining kitchen with central island and bi-folding doors to the rear garden. There are two ground floor bedrooms both with "walk in wardrobes" and ensuite shower rooms. A fixed staircase leads to the first floor which accommodates two further bedrooms both with fitted storage in the eaves and a large FOUR piece family bathroom. Externally to the front reveals a paved driveway with generous off road parking and a detached garage. At the rear is a full width patio leading to an enclosed lawned garden with borders. 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.

### HALLWAY

Hallway with porcelain concrete tiling, spotlights and under floor electric heating. Staircase rising to the first floor.



### LOUNGE

4.55 x 3.53m (14'11" x 11'6")

Front aspect with porcelain tiled flooring, spotlights, under floor heating, plantation shutters, wall mounted T.V point and radiator.



### FAMILY DINING KITCHEN

4.69m x 4.24m (15'4" x 13'10")

Stunning family dining kitchen with central island housing inset sink and marble work-top, a range of fitted wall and base units with marble work-surfaces, gas hob with stainless steel extractor above, porcelain concrete tiling, integrated fridge/freezer and dishwasher. Bi folding doors afford access and superb garden views.



### UTILITY ROOM

2.99m x 1.86m (9'9" x 6'1")

Useful utility room with a range of wall and base units housing stainless steel sink, space and plumbing for an automatic washing machine and vented for tumble dryer, porcelain concrete tiled flooring and external access.

### W.C

Down-stair W.C with vanity washbasin with fitted cupboard below, porcelain concrete tiled flooring, spotlights and heated towel rail.

### BEDROOM 1

4.52m 3.61m (14'9" 11'10")

Front aspect with carpet flooring and radiator. Access to ensuite and "walk in wardrobe".

### EN-SUITE

Three-piece en-suite shower room with shower cubicle,

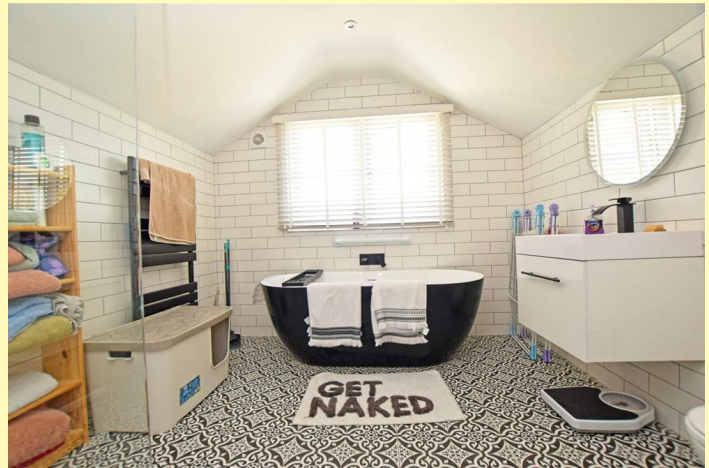


vanity wash-basin with fitted cupboard below, low-level W.C, fully tiled walls, heated towel rail and tiled flooring.

### BEDROOM 2

5.23m x 3.60m (17'1" x 11'9")

Rear aspect with carpet flooring, spotlights, wall mounted T.V point and radiator. Bi folding doors lead to the rear garden. Access to the en-suite and "walk in wardrobe".



### OUTSIDE

Externally to the front will reveal a paved driveway with generous off road parking and a detached garage. At the rear will be a full width patio leading to an enclosed lawned garden with borders.



### EN-SUITE

Three-piece en-suite shower room with shower cubicle, vanity wash-basin with fitted cupboard below, low-level W.C, fully tiled walls, heated towel rail and tiled flooring.

### FIRST FLOOR

#### BEDROOM 3

3.69m x 3.66m (12'1" x 12'0")

Rear aspect with carpet flooring, spotlights, plantations shutters and radiator. Fitted storage in the eaves.

#### BEDROOM 4

3.85m x 3.50m (12'7" x 11'5")

Front aspect with wall mounted T.V point, carpet flooring, spotlights, plantation shutters and radiator. Fitted storage in the eaves.

### BATHROOM

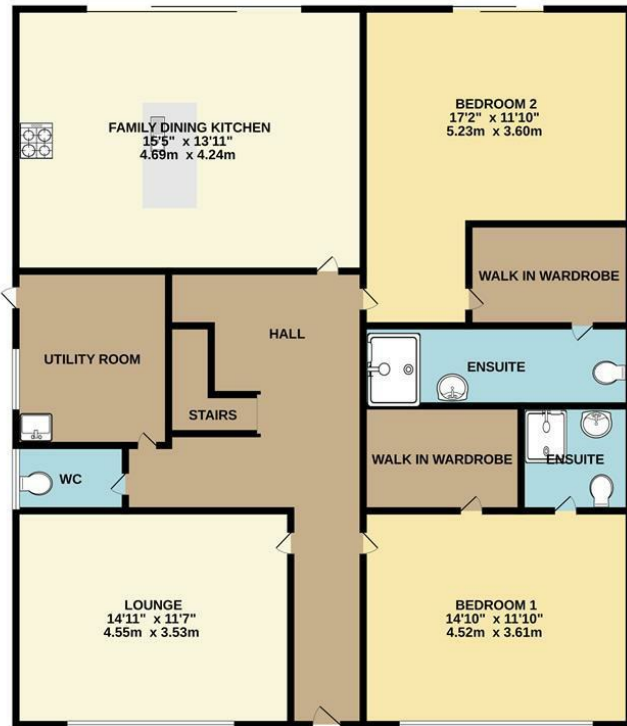
FOUR-piece family bathroom comprising of stand alone "deep fill" bath, separate shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, vinyl flooring, spotlights and heated towel rail.

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	
		56	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
		56	81

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



1ST FLOOR



3 ASH WALK

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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