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3 Conway Close, Alkrington



- Substantial Three Bed Semi Detached In Excellent Order Throughout
 - Dining Room With Open Plan To Lounge
 - Kitchen And Large Utility Room / Four-Piece Bathroom
- Fixed Staircase to Converted Loft Space (no building regs - storage only)
 - Pressed Concrete And Lawned Front Gardens
 - Delightful Rear Lawned Garden With Patio Areas

Asking Price £259,995

Substantial three bed semi detached in excellent order throughout overlooking a very pleasant communal green. Briefly comprising of gas central heating, uPVC double glazed windows, enclosed porch, hallway, dining room with open plan to the lounge, kitchen and a large utility room at the rear. The first floor affords the three bedrooms and a four-piece bathroom. A fixed staircase from the landing leads to the converted loft room with three sky-light windows, carpet flooring and storage in the eaves. (no building regs, storage only). Externally to the front is a pressed concrete area and lawned garden with borders. Gated access down the side leads to a patio area and neatly tended lawned garden with shingle and soil feature borders. There is also a further patio at the foot and raised beds housing a variety of plants and shrubs. 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 entrance porch with carpet flooring.

HALLWAY

Entrance hall with laminated wooden flooring, under-stair storage and radiator. Staircase rising to the first floor.

DINING AREA

3.33m x 3.31m (10'11" x 10'10")

Front aspect with picture rail, coved ceiling, carpet flooring and radiator. Open plan to the lounge.



LOUNGE AREA

4.23m x 3.31m (13'10" x 10'10")

Rear aspect with living flame gas fire set within feature surround, T.V point, picture rail, coved ceiling and radiator. Sliding patio doors lead out to the rear garden.



KITCHEN

2.67m x 2.55m (8'9" x 8'4")

Side aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob, built in electric oven, space and plumbing for dishwasher and washing machine, coved ceiling, tiled flooring and useful pantry area. Access to the utility room.



UTILITY ROOM

2.73m x 2.72m (8'11" x 8'11")

Rear aspect with tiled flooring and double door leading to the rear garden.



FIRST FLOOR

BEDROOM 1

4.09m x 3.35m (13'5" x 10'11")

Front aspect with fitted wardrobes, ceiling fan, T.V point, laminated wooden flooring and radiator.



BEDROOM 2

3.35m x 3.35m (10'11" x 10'11")

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



BEDROOM 3

2.68m x 2.58m (8'9" x 8'5")

Front aspect with wall mounted T.V point, fitted cupboard, tall radiator and carpet flooring.

BATHROOM

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

LOFT ROOM

5.03m x 4.68m (16'6" x 15'4")

A fixed staircase leads to the converted loft space with three sky-light windows, carpet flooring and storage in the eaves.



OUTSIDE

Externally to the front is a pressed concrete area and lawned garden with borders. Gated access down the side leads to a patio area and neatly tended lawned garden with shingle and soil feature borders. There is also a further patio at the foot and raised beds housing a variety of plants and shrubs.



| 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 | | |
| | 57 | 80 |
| 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 | | |
| | 57 | 80 |
| 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



1ST FLOOR



2ND FLOOR



THREE BED SEMI DETACHED

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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