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122 Hardfield Road, Alkington



- Three Bed Semi Detached In Good Order Throughout
 - Gas Central Heated / uPVC Double Glazed
 - Lounge / Dining Kitchen
 - Three-Piece Bathroom / Detached Garage
 - Driveway And Gardens To The Front And Rear

£260,000

THREE bed semi detached in good order throughout with detached garage, gardens and driveway providing off road parking. Briefly comprising of gas central heating, uPVC double glazed windows, lounge and dining kitchen. The first floor affords three bedroom and a three-piece bathroom. Externally to the front is a lawned garden and a block paved driveway extending down the side affording generous off road parking. To the rear is a detached garage, patio area and a part paved and lawned garden with borders housing a variety of mature 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 porch leading to....

HALLWAY

Entrance hall with carpet flooring, radiator and staircase rising to the first floor.

LOUNGE

4.29m x 3.47m (14'0" x 11'4")

Front aspect with electric fire set within feature brick surround, coved ceiling, T.V point, carpet flooring and radiator.



DINING KITCHEN

5.39m x 2.60m (17'8" x 8'6")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, cooker point, space and plumbing for an automatic washing machine, laminated wooden flooring, under-stair storage and double doors providing access to the rear garden.



FIRST FLOOR

BEDROOM 1

3.62m x 3.11m (11'10" x 10'2")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.15m x 3.01m (10'4" x 9'10")

Rear aspect with carpet flooring and radiator.



BEDROOM 3

2.39m x 2.34m (7'10" x 7'8")

Front aspect with carpet flooring and radiator.



BATHROOM

Three-piece bathroom comprising of bath with shower above, vanity wash-basin, low-level W.C, part tiled walls, cupboard housing water tank with cupboard above, carpet flooring and radiator.



OUTSIDE

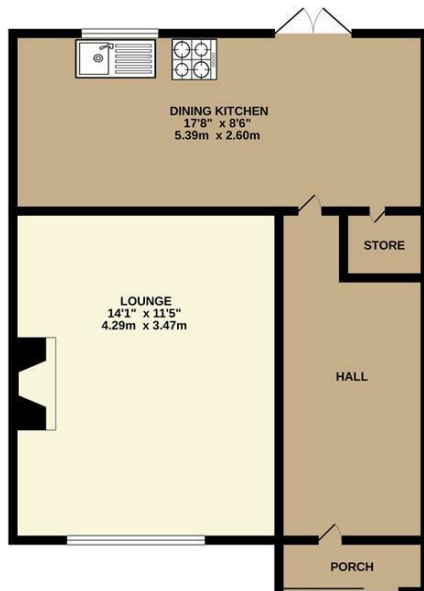
Externally to the front is a lawned garden and a block paved driveway extending down the side affording generous off road parking. To the rear is a detached garage, patio area and a part paved and lawned garden with borders housing a variety of mature plants and shrubs.

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			
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
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 776 sq.ft. (72.1 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.
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