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10 Mount Road, Alkrington



- Unique Four Double Bed, Extended Detached Home
 - Three Reception Rooms / Family Dining Kitchen
 - Utility Room / Down-Stair W.C And "Walk In Pantry"
- Three-Piece Bathroom And A Separate Three-Piece Shower Room
 - Pressed Concrete Driveway With Generous Off Road Parking
 - Large Established Tiered Lawned Garden To The Rear

£575,000

UNIQUE FOUR DOUBLE BED EXTENDED DETACHED HOME.

This stunning property retains many characterful features such as original stain glass windows and cast iron fireplaces. Briefly comprising of gas central heating, double glazed windows, enclosed entrance porch, large welcoming hallway, bay fronted dining room, large rear lounge and a modern family dining kitchen. An inner hallway provides access to a useful utility room, down-stair W.C, "walk in" pantry and access to the sitting/library room. The first floor affords FOUR DOUBLE bedrooms, a large three-piece bathroom and a separate three-piece shower room. Externally to the front is a pressed concrete driveway providing generous off road parking. To the rear is a full width patio leading out to a large established tiered lawned garden with an array of raised beds and paving. There is also a brick constructed shed with electric lighting and power sockets and separate greehhouse at the foot of the garden in addition to a timber shed at the front of the garden ideal for garden storage. 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 tiled flooring.

HALLWAY

Large welcoming hallway with ceramic tiled flooring, original stained glass windows, radiator, under-stair storage and staircase rising to the first floor.

DINING ROOM

3.94m x 3.83m (12'11" x 12'6")

Front aspect with bay window, cast iron fireplace, coved ceiling, engineered oak flooring and radiator.



LOUNGE

3.94m x 3.83m (12'11" x 12'6")

Rear aspect with living flame gas fire set within feature wooden and cast iron surround, coved ceiling, solid oak flooring, T.V point and radiator. Double doors leading out to the rear patio and garden.



DINING KITCHEN

4.85m x 4.29m (15'10" x 14'0")

Large family dining kitchen to the rear aspect with a range of Quartz worktops and wall and base units incorporating inset sink, a fixed breakfast bar with matching Quartz top, glass splash-back and window-sills, five ring gas hob with extractor above, built in double electric oven, integrated tall fridge, integrated tall freezer, integrated dish-washer, wall mounted T.V point, vaulted ceiling with sky light windows, spotlights, tall radiator and ceramic tiled flooring.



INNER HALL

Inner hall with "terrazzo" flooring. Access to utility, down-stair W.C, storage and external access.

W.C

Useful down-stair W.C with vanity wash-basin with fitted cupboards below, fully tiled walls and tiled flooring.

UTILITY

2.24m x 1.64m (7'4" x 5'4")

Utility room with wall and base units incorporating stainless steel sink, space and plumbing for an automatic washing machine, fully tiled walls and "terrazzo" flooring.

"WALK IN" PANTRY

with fixed shelving, base units, fully tiled walls and "terrazzo" flooring. Access to...

LIBRARY / SITTING ROOM

4.85m x 2.51m (15'10" x 8'2")

Front aspect with vaulted ceiling housing sky-light window, engineered oak flooring, spotlights and radiator.

FIRST FLOOR

MASTER BEDROOM

4.89m x 4.27m (16'0" x 14'0")

Rear aspect with a range of fitted wardrobes, coved ceiling, carpet flooring and radiator.



BEDROOM 2

3.96m x 3.70m (12'11" x 12'1")

Front aspect with open storage, coved ceiling, laminated wooden flooring and radiator.



BEDROOM 3

3.26m x 2.42m (10'8" x 7'11")

Rear aspect with carpet flooring and radiator.

BEDROOM 4

3.65m x 2.34m (11'11" x 7'8")

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

BATHROOM

Three-piece bathroom comprising of bath, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, spotlights, laminated flooring and heated towel rail.

SHOWER ROOM

Three-piece shower room comprising of shower cubicle with electric shower, vanity wash-basin, low-level W.C, fully tiled walls, laminated flooring, spot-lights and heated towel rail.

OUTSIDE

Externally to the front is a pressed concrete driveway providing generous off road parking. To the rear is a full width patio leading out to a large established tiered lawned garden with an array of raised beds and paving. There is also a brick constructed shed with electric lighting and power sockets and separate greenhouse at the foot of the garden in addition to a timber shed at the front of the garden ideal for garden storage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		60	
(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			80
(69-80) C			
(55-68) D		60	
(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
1074 sq.ft. (99.8 sq.m.) approx.



1ST FLOOR
877 sq.ft. (81.5 sq.m.) approx.



FOUR BED DETACHED

TOTAL FLOOR AREA : 1951 sq.ft. (181.2 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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