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18 Savio Way, Alkrington



- FIVE BED EXTENDED DETACHED - In Immaculate Order Throughout
 - Lounge / Family Dining Kitchen / Down-Stair Bedroom
- Full Width Rear Extension Creating Large Second Lounge/Garden Room
 - Two En-Suite Shower Rooms And Three-Piece Family Bathroom
 - Tarmacadam Driveway And Lawned Area To The Front
- Full Width Porcelain Paved Patio With Steps Down To Enclosed Lawned Garden

£495,000

FIVE BED EXTENDED DETACHED in immaculate order throughout. This superb property constructed by Messrs Roland Bardsley Homes circa 1990 briefly comprises of gas central heating, uPVC double glazed windows, vestibule entrance, hallway, lounge, family dining kitchen and a down-stair bedroom. There is a full width extension to the rear which houses a fabulous second lounge/garden room with bi-folding doors leading out to the rear garden. The first floor affords four further bedrooms, two of which have en-suite shower rooms and there is also a separate three-piece bathroom. Externally to the front is a tarmac driveway with generous off road parking and lawned area with access down both sides to the rear. A full width porcelain paved patio with matching steps lead down to the enclosed lawned rear garden. Situated in a cul-de-sac position 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

VESTIBULE

Vestibule entrance with laminated wooden flooring and radiator. Access to ...

HALLWAY

Hallway with laminated wooden flooring and staircase rising to the first floor.

LOUNGE

4.33m x 3.29m (14'2" x 10'9")

Front aspect with wall mounted T.V point, laminated wooden flooring and radiator. Open aspect to...



FAMILY DINING KITCHEN

7.34m x 3.02m (24'0" x 9'10")

Superb, contemporary designed dining kitchen with a range of wall and base units with "Quartz" work-surfaces incorporating one and a half bowl stainless steel sink, central island with base units and matching "Quartz" surface, five ring gas hob with extractor above, built in double electric oven, two tall radiators, integrated dishwasher, space and plumbing for an automatic washing

machine, spotlights and laminated wooden flooring. Open aspect to rear second lounge/garden room.



RECEPTION/GARDEN ROOM

7.25m x 3.60m (23'9" x 11'9")

Full width rear extension with vaulted ceiling and sky-light windows houses this spectacular reception room with bi-folding doors opening out to the rear garden. A fabulous media wall housing a living flame effect electric fire and wall mounted T.V is a central focal point to this area. Also featuring two tall radiators, spotlights and laminated wooden flooring.



BEDROOM 2

5.43m x 2.54m (17'9" x 8'3")

Front aspect with T.V point, carpet flooring and radiator.



BEDROOM 5

2.50m x 1.87m (8'2" x 6'1")

Front aspect with carpet flooring and radiator.

BATHROOM

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

OUTSIDE

Externally to the front is a tarmac driveway with generous off road parking and lawned area with access down both sides to the rear. A full width porcelain paved patio with matching steps lead down to the enclosed lawned rear garden.

FIRST FLOOR

MASTER BEDROOM

5.86m x 2.49m (19'2" x 8'2")

Front aspect with fitted wardrobes, wall mounted T.V point, carpet flooring and radiator. Access to...



EN-SUITE

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



BEDROOM 3

2.90m x 2.56m (9'6" x 8'4")

Rear aspect with carpet flooring, T.V point and radiator.

EN-SUITE

Three-piece en-suite comprising of shower cubicle, vanity wash-basin with cupboard below, low-level W.C, tiled walls and flooring.

BEDROOM 4

3.87m x 2.52m (12'8" x 8'3")

Front aspect with carpet flooring and radiator.

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	

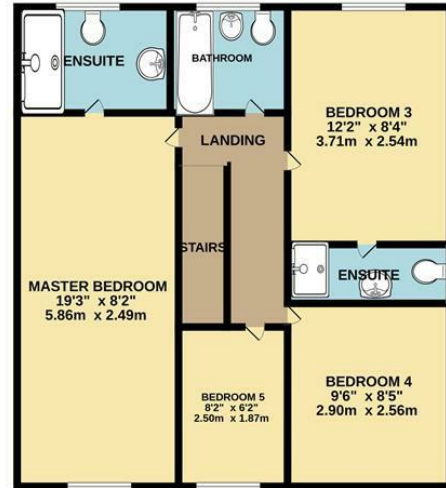
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

*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
939 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.6 sq.m.) approx.



FIVE BED DETACHED

TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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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