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30 Malvern Road, Alkington



- FIVE BED Semi Detached With Large FRONT TO REAR DOUBLE EXTENSION
  - Two Reception Rooms / Conservatory
  - Dining Kitchen / Utility Room And Down-Stair W.C
- Three-Piece Shower Room / Separate Two-Piece Bathroom
  - Feature Paved Driveway And Lawned Front Garden
  - Large Rear Lawned Garden With Two Separate Patios

£390,000

FIVE BED semi detached with a LARGE DOUBLE FRONT TO REAR EXTENSION. This immaculately presented and spacious family home briefly comprises of gas central heating, uPVC double glazed windows, two reception rooms, rear conservatory, dining kitchen leading to a down-stair W.C, utility room and a half garage/storage space. The first floor affords five bedrooms, a three-piece shower room and a separate two-piece bathroom. Externally to the front is a feature paved driveway providing off road parking and a lawned garden. At the rear is a large decked patio with steps up to feature paving leading to a matching paved patio at the foot. There is also a large flat enclosed lawned garden and useful garden shed at the foot. Situated in the much sought after area of Alkrington 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 ROOM**

### **HALLWAY**

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

### **DINING ROOM**

3.73m x 3.19m (12'2" x 10'5")

Front aspect with bay window, gas fire set within feature surround, laminated wooden flooring, coved ceiling and radiator.

### **LOUNGE**

3.97m x 3.50m (13'0" x 11'5")

Rear aspect with living flame gas fire, wall mounted T.V point, laminated wooden flooring and radiator. Double doors lead to the conservatory.



### **DINING KITCHEN**

4.97m x 3.65m (16'3" x 11'11")

Extended dining kitchen to the rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with stainless steel extractor above, built in double electric oven, integrated "Bosch" dishwasher, space and plumbing for fridge/freezer, spotlights, laminated wooden flooring and radiator. Open arch leading to utility and W.C.



### **CONSERVATORY**

3.69m x 3.44m (12'1" x 11'3")

Rear aspect with wall mounted T.V point, electric wall heater and laminate flooring. Double door providing access and views over the rear garden.



### **UTILITY AREA**

2.30m x 1.24m (7'6" x 4'0")

Useful utility area with base units, space and plumbing for an automatic washing machine, laminate flooring and radiator. Access to garage/storage and W.C.

### **W.C**

Low level W.C with vanity wash-basin with fitted cupboard below, fully tiled walls and laminate flooring.

## **FIRST FLOOR**

### **BEDROOM 1**

3.52m x 3.18m (11'6" x 10'5")

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





## BEDROOM 2

3.78m x 3.50m (12'4" x 11'5")

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

## BEDROOM 3

2.63m x 2.31m (8'7" x 7'6")

Rear aspect with wall mounted T.V point, laminated wooden flooring and radiator.

## BEDROOM 4

2.65m x 2.31m (8'8" x 7'6")

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

## BEDROOM 5 / OFFICE

2.37m x 2.24m (7'9" x 7'4")

Front aspect with carpet flooring and radiator.

## SHOWER ROOM

Three-piece shower room to the side aspect with shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, granite tiled flooring, part tiled walls and spotlights.

## BATHROOM

Two-piece bathroom comprising of panelled bath with shower off mixer taps, vanity wash-bowl with fitted cupboards below, fully tiled walls, spotlights, tiled flooring and tall heated towel rail.

## OUTSIDE

Externally to the front is a feature paved driveway providing off road parking and a lawned garden. At the rear is a large decked patio with steps up to feature paving leading to a matching paved patio at the foot. There is also a large flat enclosed lawned garden and useful garden shed at the foot.

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		
	67	82
England & Wales	EU Directive 2002/91/EC	

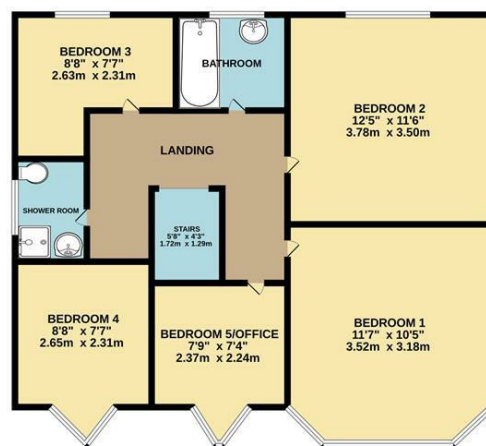
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	67	82
England & 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  
839 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



FIVE BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA: 1540 sq.ft. (143.1 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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