



• mcgowan homes •

71 Penrhyn Avenue, Alkington



- Three Bed Semi Detached
- Gas Central Heated / uPVC Double Glazed
 - Two Reception Rooms And Kitchen
 - Two-Piece Bathroom / Separate W.C
- Attached Garage / Driveway And Lawned Front Garden
 - Rear Patio And Enclosed Lawned Garden

£240,000

Three bed semi detached with driveway, attached garage and lawned gardens to the front and rear. Available with NO CHAIN. In need of modernisation presenting an excellent opportunity to create a lovely family home. Briefly comprising of gas central heating, uPVC double glazed windows, two reception rooms and kitchen to the ground floor. The first floor affords three bedrooms, a two-piece bathroom and separate W.C. Externally to the front is a gated and walled front garden, driveway providing off road parking and access to the attached garage. To the rear is a paved patio and an enclosed lawned garden. 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.

PORCH

Enclosed entrance porch leading to...

HALLWAY

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

LOUNGE

4.73m x 3.19m (15'6" x 10'5")

Front aspect with bay window, wall mounted electric fire, carpet flooring and radiator. Double doors to the dining room.



DINING ROOM

3.65m x 3.19m (11'11" x 10'5")

Rear aspect with electric fire set within feature surround, carpet flooring and radiator. Access to kitchen.



KITCHEN

3.38m x 2.10m (11'1" x 6'10")

Rear aspect with a range of wall and base units incorporating stainless steel sink, cooker point, radiator and external access.



FIRST FLOOR

BEDROOM 1

3.87m 3.19m (12'8" 10'5")

Front aspect with carpet flooring and radiator.



BEDROOM 2

4.02m x 3.19m (13'2" x 10'5")

Rear aspect with carpet flooring and radiator.



BEDROOM 3

2.80m x 2.11m (9'2" x 6'11")

Front aspect with carpet flooring and radiator.



BATHROOM

Two-piece bathroom comprising of bath, sink, fitted cupboard, part tiled walls, laminate flooring and radiator.

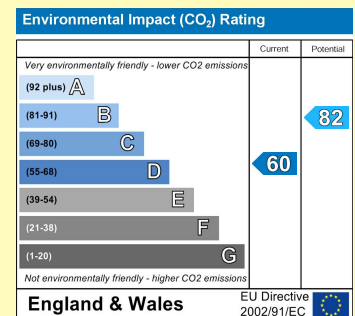
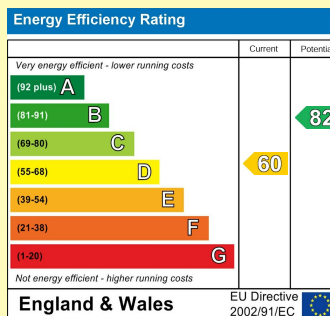


W.C

Separate low-level W.C.

OUTSIDE

Externally to the front is a gated and walled front garden, driveway providing off road parking and access to the attached garage. To the rear is a paved patio and an enclosed lawned garden.

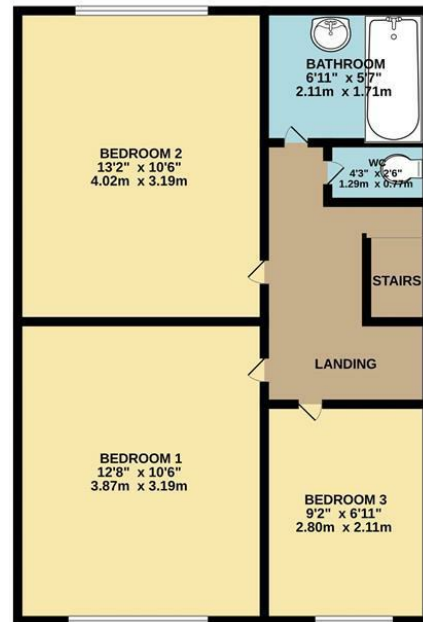


*PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only***

GROUND FLOOR
480 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 929 sq.ft. (86.3 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.
Made with Metropix ©2024

THINKING OF SELLING?

To find out why more homeowners are moving with McGowan Homes & Property Services, contact us for a free market appraisal of your home. We pride ourselves on a professional, efficient and friendly service. Let US take the worry out of your move.

TELEPHONE
0161 655 4113

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

43 Middleton Gardens, Middleton, Manchester M24 1AB

Telephone: 0161 655 4113

www.mcgowanhomes.co.uk

The above particulars are believed to be correct, but are not guaranteed, and form no part of any contract. No responsibility in respect of these particulars, which are supplied for guidance only and without liability, can be accepted by McGowan Home & Property Services, not by their clients, and any intending purchaser or lessee must satisfy himself by inspection or otherwise to the accuracy of all details contained therein. All property offered subject to availability. The Supply of Goods and Services Act 1982, does not apply to this brochure.