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45 Evesham Road, Alkrington



- Very Well Presented Two Bed Detached True Bungalow
- Gas Central Heated / uPVC Double Glazed Windows
 - Lounge / Kitchen And Three-Piece Shower Room
 - Detached Garage And Block Paved Driveway
- Lawned Front Garden / Rear Decked Patio And Enclosed Lawned Garden

Offers In Excess Of £249,995

Very well presented two bed detached true bungalow available with NO CHAIN. This super property briefly comprises of gas central heating, uPVC double glazed windows, lounge, kitchen, two bedrooms and a three-piece shower room. Externally to the front is a lawned garden and a block paved driveway extending down the side providing generous off road parking. To the rear is a detached brick garage, a decked patio area leading to the enclosed lawned garden. Situated in the much sought after area of Alkrington with easy walking distance to its shops and facilities 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.

HALL

Hallway with laminated wooden flooring and radiator.

LOUNGE

5.63m x 3.14m (18'5" x 10'3")

Rear aspect with electric fire set within feature surround, laminated wooden flooring, two radiators, T.V point and coved ceiling.



KITCHEN

2.85m x 2.04m (9'4" x 6'8")

Rear/side aspect with a range of wall and base units incorporating inset sink, "hoover" induction hob with extractor above, built in double "Neff" oven, integrated fridge/freezer, space and plumbing for an automatic washing machine, spotlights and laminated wooden flooring. External access.



BEDROOM 1

3.29m x 3.09m (10'9" x 10'1")

Front aspect with bay window, ceiling fan, T.V point, fitted wardrobes, laminated wooden flooring and radiator.



BEDROOM 2

3.29m x 2.13m (10'9" x 6'11")

Front aspect with bay window, laminated wooden flooring and radiator.



SHOWER ROOM

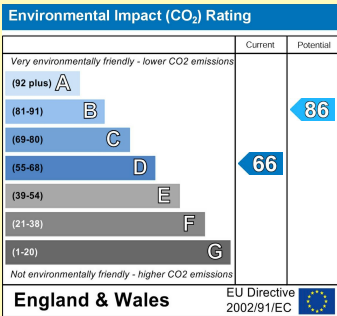
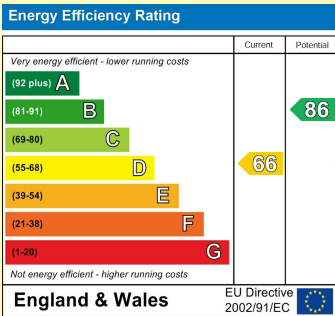
Three-piece suite comprising of shower cubicle, vanity

wash-basin, low-level W.C, fully tiled walls, laminated wooden flooring, spotlights and heated towel rail.



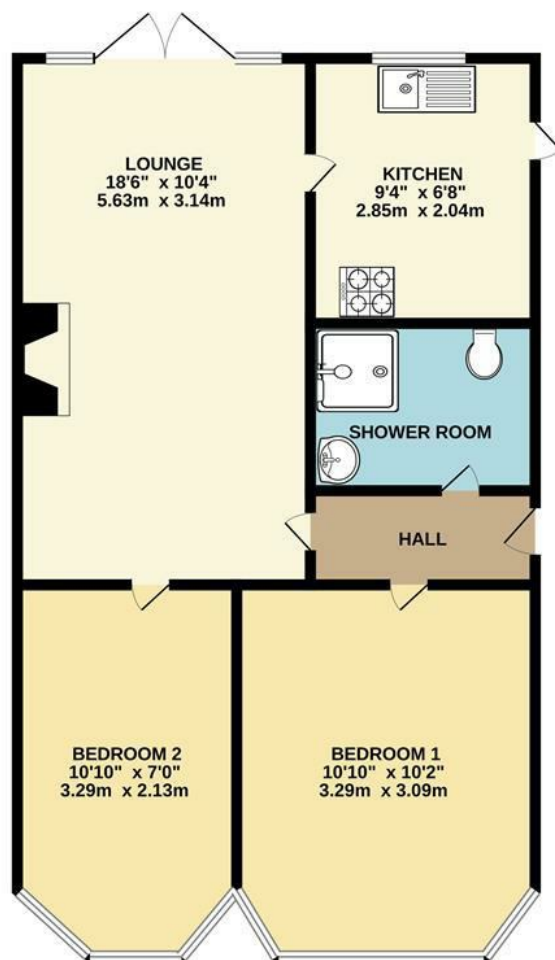
OUTSIDE

Externally to the front is a lawned garden and a block paved driveway extending down the side providing generous off road parking. To the rear is a detached brick garage, a decked patio area leading to the 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
563 sq.ft. (52.3 sq.m.) approx.



TWO BED DETACHED BUNGALOW

TOTAL FLOOR AREA: 563 sq.ft. (52.3 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.
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