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27 Brackley Drive, Alkrington



- Immaculately Presented Three Bed Detached
 - Down-Stair W.C / Hallway
 - Lounge / Dining Kitchen And Conservatory
- En-Suite To Master Bedroom / Three-Piece Bathroom
 - Lawned Front Garden And Driveway
- Enclosed Lawned Garden And Patio With Open Views

Offers In Excess Of £290,000

Immaculately presented three bed detached overlooking playing fields and golf course beyond. This excellent family home briefly comprises of gas central heating, uPVC double glazed windows, down-stair W.C, hallway, lounge, dining kitchen and conservatory to the ground floor. The first floor affords three bedrooms, the master with an en-suite shower room and a separate three-piece bathroom suite. Externally to the front is a lawned garden and tarmacadam driveway providing off road parking. There is gated access down the side to a paved area leading to a good-sized rear enclosed garden with open views and feature paved side patio. Situated in a cul-de-sac position 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 FLOOR

VESTIBULE

Vestibule entrance with laminated wooden flooring and radiator.

W.C

Down-stair W.C with vanity wash-basin, low-level W.C, radiator and laminated wooden flooring.

HALLWAY

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

LOUNGE

4.85m x 3.18m (15'10" x 10'5")

Front aspect with living flame gas fire set within feature surround, coved ceiling, T.V point, carpet flooring and radiator.



DINING KITCHEN

5.33m x 2.92m (17'5" x 9'6")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with extractor above, built in electric oven, space and plumbing for an automatic washing machine, spotlights, radiator, laminated wooden floor covering and space for dining table and chairs. Sliding doors lead to the conservatory.



CONSERVATORY

4.0m x 2.83m (13'1" x 9'3")

Rear aspect with ceiling fan, laminated flooring and double doors providing access to the rear garden.

FIRST FLOOR

MASTER BEDROOM

3.72m x 3.15m (12'2" x 10'4")

Rear aspect with fitted wardrobes and matching dresser, wall mounted T.V point, carpet flooring and radiator. Access to en-suite.



EN-SUITE

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

BEDROOM 2

2.96m x 2.76m (9'8" x 9'0")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 3

2.80m x 2.09m (9'2" x 6'10")

Front aspect with carpet flooring and radiator.

BATHROOM

Three-piece bathroom comprising of bath with shower off mixer taps, vanity wash-basin, low-level W.C, fully tiled walls and radiator.



OUTSIDE

Externally to the front is a lawned garden and tarmacadam driveway providing off road parking. There is gated access down the side to a paved area leading to a good-sized rear enclosed garden with open views and feature paved side patio.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(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	

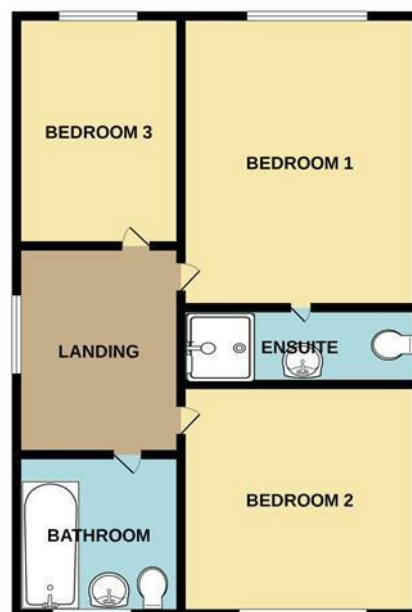
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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
547 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



THREE BED DETACHED

TOTAL FLOOR AREA: 974 sq.ft. (90.5 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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