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102 Mount Road, Alkrington



- Well Presented Two Bed Semi Detached Bungalow
 - Gas Central Heating / uPVC Double Glazed
 - Lounge / Kitchen And Bathroom
 - Driveway Providing Off Road Parking
- Paved Front And Rear Gardens / Detached Garage

£250,000

Well presented two bed semi detached true bungalow with driveway, detached garage and rear paved garden. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, kitchen, three-piece bathroom and two bedrooms. Externally to the front is a paved garden with soil beds and a driveway extending down the side. At the rear is a large paved garden and a detached sectional concrete garage. Situated in the much sought after area of Alkington with easy walking distance to its shops and facilities, whilst Middleton town centre and its range of amenities are easily accessible. Also convenient for transport links and the M60 motorway network.

ENTRANCE HALL

Hallway with carpet flooring, fitted cupboard and radiator.

LOUNGE

4.17m x 3.34m (13'8" x 10'11")

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



KITCHEN

2.70m x 2.57m (8'10" x 8'5")

Rear aspect with a range of wall and base units incorporating stainless steel sink, cooker point, space and plumbing for an automatic washing machine, carpet flooring and radiator. External access.



BEDROOM 1

4.08m x 2.69m (13'4" x 8'9")

Rear aspect with fitted wardrobes, coved ceiling, carpet flooring, T.V point and radiator.



BEDROOM 2

2.57m x 2.39m (8'5" x 7'10")

Front aspect with coved ceiling, carpet flooring and radiator. Sliding door to hallway. (currently used as a dining room).



BATHROOM

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(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		
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(39-54) E		
(21-38) F	61	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

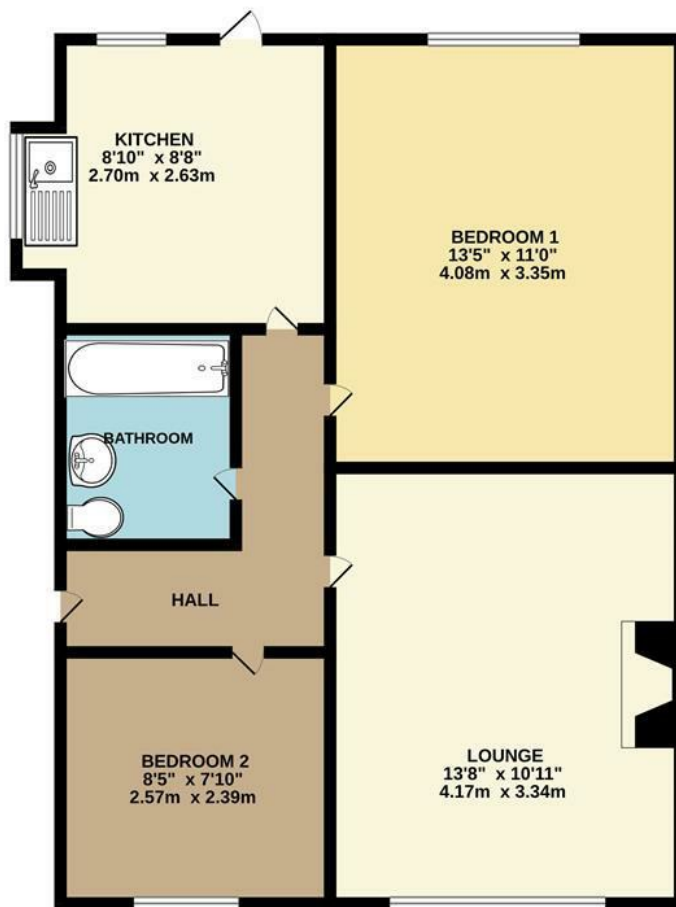
OUTSIDE

Externally to the front is a paved garden with soil beds and a driveway extending down the side. At the rear is a large paved garden and a detached sectional concrete garage.



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
528 sq.ft. (49.0 sq.m.) approx.



TWO BED SEMI DETACHED BUNGALOW

TOTAL FLOOR AREA : 528 sq.ft. (49.0 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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