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57 Cheltenham Road, Alkrington



- FOUR BED DETACHED DORMER BUNGALOW
 - Lounge / Dining Area And Kitchen
- Ground Floor Bedroom / Lean To Conservatory And Three-Piece Shower Room
- Three First Floor Bedrooms / Large Storage And Three-Piece Shower Room
 - Block Paved Driveway / Detached Garage / Lawned Front Garden
 - Rear Lawned Garden With Patio Areas

£370,000

FOUR BED DETACHED DORMER BUNGALOW. Set on a large plot with lawned gardens to the front and rear, block paved driveway and detached garage. Briefly comprising of gas central heating, uPVC double glazed windows, spacious lounge, dining area with open plan to kitchen, three-piece shower room and a ground floor bedroom leading out to a lean to conservatory. A fixed staircase leads to the spacious dormer housing three further bedrooms, a three-piece shower room and large storage area. Externally to the front is a block paved driveway affording generous off road parking, a lawned garden and access to the detached garage. Access down either side leads to a full width patio area which in turn opens out to a good-sized enclosed lawned garden, a side patio area and a large timber shed. 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.

GROUND FLOOR

HALL

Hallway with carpet flooring, radiator and storage area housing boiler. Access to lounge.

LOUNGE

6.13mx 4.29m (20'1"x 14'0")

Spacious lounge to the front aspect with wall mounted electric fire, coved ceiling, three radiators, T.V point and carpet flooring. Staircase rising to the first floor.



DINING AREA

2.97m x 2.41m (9'8" x 7'10")

Dining area with carpet flooring, wall mounted T.V point and open plan to the kitchen.



KITCHEN

3.23m x 3.17m (10'7" x 10'4")

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 double electric oven, space and plumbing for an automatic washing machine and laminate flooring. External access.



INNER HALL

Inner hall with storage and access to shower bedroom and bedroom.

SHOWER ROOM

Three-piece ground floor shower room comprising of shower cubicle, vanity wash-basin with fitted cupboard below, fully tiled walls, tiled flooring and heated towel rail.



BEDROOM 1

3.41m x 3.35m (11'2" x 10'11")

Rear aspect with coved ceiling, carpet flooring and radiator. Access to lean to conservatory.



LEAN TO CONSERVATORY

3.25m x 3.14m (10'7" x 10'3")

Rear aspect with carpet flooring and ceiling fan. Access to the rear garden.

FIRST FLOOR

BEDROOM 2

4.13m x 3.27m (13'6" x 10'8")

Rear aspect with fitted wardrobes, carpet flooring and radiator.

BEDROOM 3

3.46m x 2.49m (11'4" x 8'2")

Rear aspect with coved ceiling, carpet flooring and radiator.

BEDROOM 4

2.45m x 2.10m (8'0" x 6'10")

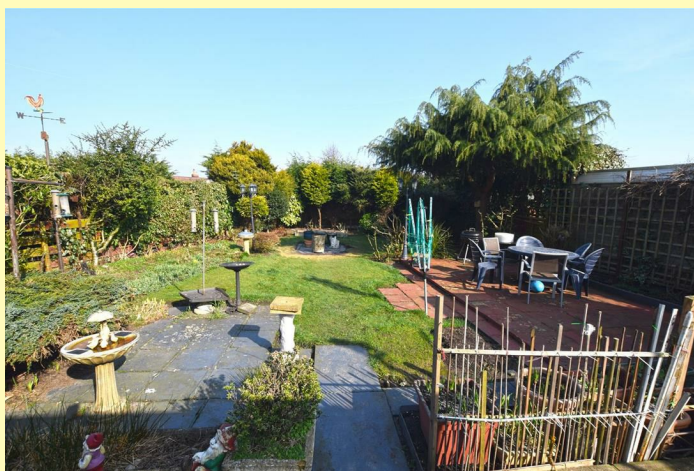
Rear aspect with fitted wardrobes, coved ceiling, laminated wooden flooring and radiator.

SHOWER ROOM

Three-piece shower room comprising of shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, heated towel rail and carpet flooring.

OUTSIDE

Externally to the front is a block paved driveway affording generous off road parking, a lawned garden and access to the detached garage. Access down either side leads to a full width patio area which in turn opens out to a good-sized enclosed lawned garden, a side patio area and a large timber shed.



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		
England & Wales	EU Directive 2002/91/EC	75

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	75

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
837 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



FOUR BED DETACHED DORMER BUNGALOW

TOTAL FLOOR AREA: 1320 sq.ft. (122.6 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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