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144 Mossway, Alkrington



- Delightful Three Bed Semi Detached In Excellent Order Throughout
 - Gas Central Heated / uPVC Double Glazed
- Lounge / Dining Kitchen / Down-Stair W.C And Conservatory
 - Two-Piece Shower Room And Separate W.C
- Driveway With Generous Off Road Parking / Detached Garage
 - Rear Patio And Lawned Gardens To The Front And Rear
 - Solar Panels
 - Loft Ladder To Extensive Loft with Electric

Offers In Excess Of £300,000

Delightful three bed semi detached in excellent order throughout. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, dining kitchen, down-stair W.C and rear conservatory. The first floor affords three bedrooms, a two-piece shower room and a separate W.C. Externally to the front is a lawned garden and path to the entrance, in addition to a hard standing driveway which extends down the side providing generous off road parking. At the rear is a large flagged patio leading to the enclosed lawned garden with soil borders housing a variety of mature plants and shrubs. There is also a large detached garage. 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

HALLWAY

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

LOUNGE

4.95m x 3.49m (16'2" x 11'5")

Rear aspect with T.V point, carpet flooring and two radiators. Access to kitchen and conservatory.



DINING KITCHEN

7.0m x 2.72m (22'11" x 8'11")

Front to rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with extractor above, built in electric oven, spotlights, laminated flooring and radiator. Access to down-stair W.C, lounge and external access.



W.C

Useful down-stair W.C with vanity wash-basin and part tiled walls.

CONSERVATORY

4.13m x 3.56m (13'6" x 11'8")

Rear aspect with tiled flooring.



FIRST FLOOR

Loft access via drop down ladder. The loft has electric. The rear of the loft has solar panels

BEDROOM 1

4.04m x 3.51m (13'3" x 11'6")

Rear aspect with fitted cupboard, carpet flooring and radiator.



BEDROOM 2

3.987m x 2.73m (13'0" x 8'11")

Rear aspect with fitted cupboard (housing boiler) carpet flooring and radiator.



BEDROOM 3

2.70m x 2.11m (8'10" x 6'11")

Front aspect with carpet flooring and radiator.



SHOWER ROOM

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

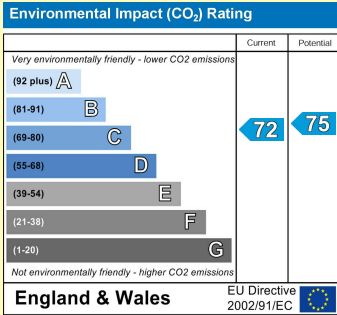
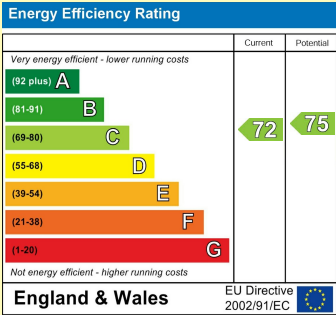


W.C

Separate low-level W.C with tiled walls and flooring.

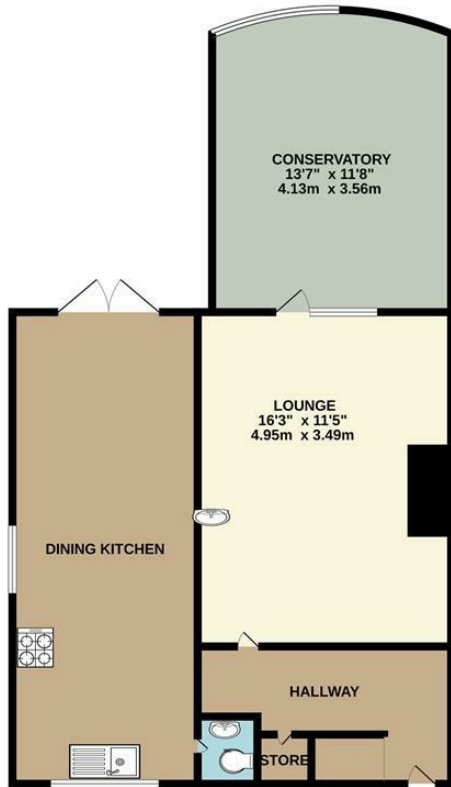
OUTSIDE

Externally to the front is a lawned garden and path to the entrance, in addition to a hard standing driveway which extends down the side providing generous off road parking. At the rear is a large flagged patio leading to the enclosed lawned garden with soil borders housing a variety of mature plants and shrubs. There is also a large detached 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
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 1142 sq.ft. (106.1 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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