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1 Banbury Road, Alkrington



- Well Presented Three Bed Semi Detached With Single Storey Rear Extension
 - Gas Central Heated / uPVC Double Glazed
 - Two Reception Rooms / Extended Kitchen
 - Two-Piece Bathroom / Separate W.C
- Large Lawned Front Gardens / Driveway And Detached Garage
 - Enclosed Rear Lawned Garden And Patio

Offers In Excess Of £300,000

Well presented three bed semi detached with a single storey rear extension, detached garage, driveway and gardens to the front and rear. Briefly comprising of gas central heating, uPVC double glazed windows, two reception rooms and extended kitchen to the ground floor. The first floor affords three bedrooms, a two-piece bathroom and a separate W.C. Externally to the front are lawned gardens separated by a pathway to the entrance. There is also a driveway to the side affording off road parking and leads to the detached garage. There is gated access down the side leading to a paved patio and enclosed lawned garden with mature borders. This super property is conveniently positioned for Alkington's shops, facilities 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

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

LOUNGE

4.06m x 3.75m (13'3" x 12'3")

Bay fronted lounge to the front aspect with electric fire set within feature surround, T.V point, carpet flooring and radiator.



REAR LOUNGE

4.75m x 3.49m (15'7" x 11'5")

Rear aspect with bay window, coved ceiling, carpet flooring and radiator.



KITCHEN

5.49m x 2.50m (18'0" x 8'2")

Extended kitchen to the rear aspect with a range of wall and base units incorporating one and a half bowl resin sink, induction hob with stainless steel extractor above, built in double electric oven and microwave, built in wine-rack, integrated fridge/freezer, integrated dishwasher and washing machine, "Karndean" flooring, spotlights and radiator. External access.



FIRST FLOOR

BEDROOM 1

4.00m x 3.58m (13'1" x 11'8")

Front aspect with bay window, fitted wardrobes, carpet flooring and radiator.



BATHROOM

Two-piece bathroom comprising of bath with shower above, vanity wash-basin with fitted cupboard below, fully tiled walls, heated towel rail and tiled flooring.

BEDROOM 2

3.79m x 3.48m (12'5" x 11'5")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



OUTSIDE

Externally to the front are lawned gardens separated by a pathway to the entrance. There is also a driveway to the side affording off road parking and leads to the detached garage. There is gated access down the side leading to a paved patio and enclosed lawned garden with mature borders.

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	

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	

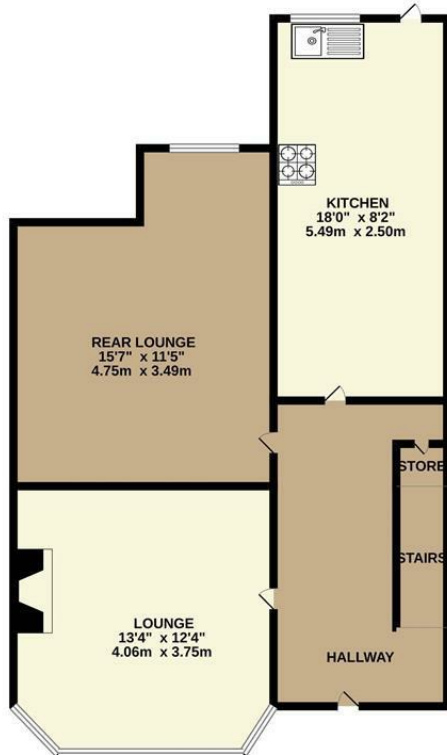
BEDROOM 3

2.35m x 2.19m (7'8" x 7'2")

Front aspect with carpet flooring and radiator.

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
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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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