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10 Savio Way, Alkrington



- Very Well Presented Three Bed Detached
- Gas Central Heated / Mostly uPVC Double Glazed
  - Lounge / Dining Area / Kitchen And Utility Room
  - En-Suite To Master Bed / Three-Piece Bathroom
- Lawned Front Garden / Tarmacadam Driveway And Integral Garage
  - Rear Lawned Garden And Patio Area

£375,000

Very well presented three bed detached constructed by Messrs Roland Bardsley Homes circa 1990. Briefly comprising of gas central heating, mostly uPVC double glazed, spacious hallway, lounge with open access to dining area, separate kitchen and utility room. Access from the utility leads to a good-sized integral garage and access to the rear garden. The first floor affords three bedrooms, the master with an en-suite shower room and a separate three-piece family bathroom. Externally to the front is a lawned garden and tarmac driveway affording off road parking. Access down either side leads to an enclosed lawned garden with borders and a paved patio at the foot. Situated in a cul-de-sac position 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**

Spacious hallway with "Amtico" flooring, spotlights and radiator. Staircase rising to the first floor.

### **LOUNGE**

4.38m x 3.54m (14'4" x 11'7")

Front aspect with bay window, gas fire set within feature surround, coved ceiling, T.V point, under-stair storage, carpet flooring and radiator. Open plan to dining area.



### **DINING AREA**

3.46m x 2.69m (11'4" x 8'9")

Rear aspect with coved ceiling, carpet flooring and radiator. Sliding patio doors leads to the rear garden and access to the kitchen.



### **KITCHEN**

3.18m x 2.90m (10'5" x 9'6")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with extractor above, built in electric oven, T.V point and tiled flooring.



### **UTILITY ROOM**

3.48m x 1.58m (11'5" x 5'2")

Rear aspect with base units incorporating stainless steel sink, space for fridge freezer, space and plumbing for an automatic washing machine, space for dryer, part tiled walls, tiled flooring and radiator. External access and access to the garage.

## **FIRST FLOOR**

### **BEDROOM 1**

3.73m x 2.58m (12'2" x 8'5")

Front aspect with bay window, fitted wardrobes, T.V point, carpet flooring and radiator. Access to en-suite.



### EN-SUITE

En-suite comprising of shower cubicle, vanity wash-basin, low-level W.C and part tiled walls.

### BEDROOM 2

2.90m x 2.57m (9'6" x 8'5")

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



### BEDROOM 3

2.47m x 1.73m (8'1" x 5'8")

Front aspect with fitted wardrobes, carpet flooring and radiator.

### BATHROOM

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

### OUTSIDE

Externally to the front is a lawned garden and tarmac driveway affording off road parking. Access down either side leads to an enclosed lawned garden with borders and a paved patio at the foot.

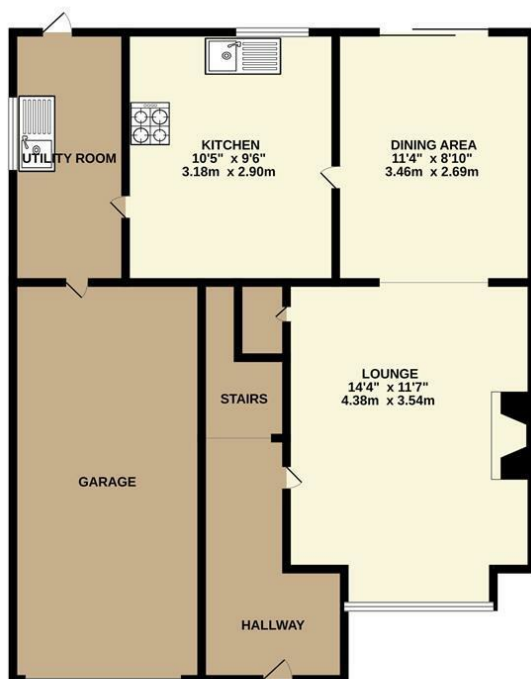


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	86
England & Wales		
EU Directive 2002/91/EC		

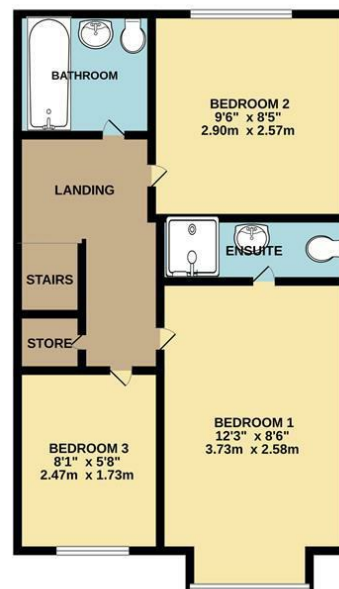
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	65	86
England & 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  
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



#### THREE BED DETACHED

TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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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