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112 Kingsway, Alkrington



- THREE Bed Semi Detached True Bungalow With Full Width Rear Extension
 - Lounge / Kitchen And Shower Room
 - Spacious Rear Sun Room Overlooking The Rear Garden
 - Large Front Lawned Garden And Block Paved Driveway
- Full Width Rear Patio And Established Rear South Facing Lawned Garden

Offers In Excess Of £300,000

Fantastic size plot with lots of potential. £25,000 REDUCTION.

Spacious THREE bed semi detached true bungalow with a full width rear extension, integral garage, large gardens and driveway. This super property is setback from the road with a large front lawned garden and block paved driveway affording a good deal of privacy. Excellent potential to improve internally. Briefly comprising of gas central heating, mostly double glazed windows, spacious front lounge, kitchen, three bedrooms, shower room and a large sun room leading out to a full width patio and mature south facing lawned garden with borders.

Situated in the much sought after area of Alkrington 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.

PORCH

Entrance porch with carpet flooring, radiator and storage cupboard. Access to lounge.

LOUNGE

5.83m x 3.61m (19'1" x 11'10")

Front aspect with bay window, gas fire, T.V point, carpet flooring and radiator.



INNER HALL

Inner hall leading to...

KITCHEN

2.90m x 2.65m (9'6" x 8'8")

Side aspect with sink, cooker point and laminate flooring.



SUN ROOM

8.22m x 2.87m (26'11" x 9'4")

Rear aspect with two radiators, carpet flooring and sliding doors leading to the rear garden.



BEDROOM 1

3.95m x 3.63m (12'11" x 11'10")

Spacious bedroom with fitted wardrobes and base units, carpet flooring and radiator. Double doors lead to the sun room (rear extension).



BEDROOM 2

3.94m x 2.61m (12'11" x 8'6")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 3

2.74m x 2.62m (8'11" x 8'7")

Side aspect with fitted wardrobes, carpet flooring and radiator.

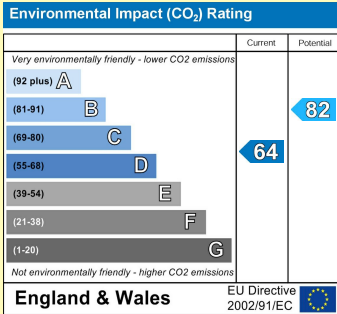
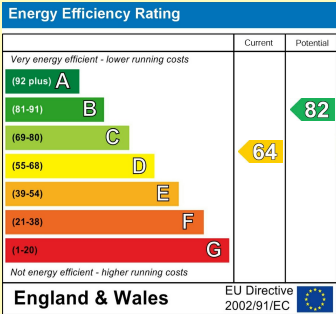


SHOWER ROOM

Three-piece shower room comprising of corner shower, sink, low-level W.C, tiled walls, carpet flooring and heated towel rail.

OUTSIDE

Externally to the front is a lawned garden, block paved driveway and access to the garage. Access down the side leads to a full width patio and mature south facing lawned garden with established borders.



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
1211 sq.ft. (112.5 sq.m.) approx.



THREE BED SEMI DETACHED BUNGALOW

TOTAL FLOOR AREA: 1211 sq.ft. (112.5 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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