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86 Crow Hill South, Alkrington



- Well Presented And Spacious FOUR Bed Semi Detached
- Two Storey Side/Rear Extension And Further Single Storey Extension
- Three Reception Rooms / Extended Dining Kitchen And Ground Floor W.C.
 - Four First Floor Bedrooms And Three-Piece Bathroom
 - Block Paved Driveway
- Rear Paved Patio Leading to Enclosed Lawned Garden

£400,000

Spacious FOUR bed semi detached with a two storey extension to the front/side and a further single storey extension to the rear. Well presented throughout and affording generous family accommodation. Briefly comprising of gas central heating, uPVC double glazed windows, bay fronted lounge, separate rear lounge, sitting room, ground floor W.C and a large dining kitchen. The first floor affords four bedrooms and a three-piece bathroom suite. Externally to the front is a block paved driveway, to the rear is a paved patio with steps up to an enclosed lawned garden with soil borders housing a variety of mature trees and shrubs. 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 solid oak flooring, picture rail, coved ceiling and radiator. Staircase rising to the first floor.

FRONT LOUNGE

4.18m x 3.88m (13'8" x 12'8")

Front aspect with bay window, gas fire stove with brick hearth and wooden mantle, picture rail, coved ceiling, T.V point, carpet flooring and radiator.



REAR LOUNGE

3.87m x 3.87m (12'8" x 12'8")

Rear aspect with feature fireplace, picture rail, coved ceiling, carpet flooring and radiator. Folding doors lead to the rear garden.



SITTING ROOM

3.36m x 2.34m (11'0" x 7'8")

Front aspect with wooden flooring, T.V point, coved ceiling and radiator.

DINING KITCHEN

6.03m x 4.59m (19'9" x 15'0")

Rear aspect with a range of wall and base units incorporating sink unit, range cooker with stainless steel extractor above, built in microwave oven, space and plumbing for washing machine and tumble dryer, solid oak flooring. Open plan access to dining area with solid oak flooring and tall radiator. Access to the rear garden.



W.C

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

FIRST FLOOR

BEDROOM 1

4.14m x 3.60m (13'6" x 11'9")

Front aspect with bay window, fitted wardrobes, picture rail, coved ceiling, carpet flooring and radiator.



BEDROOM 2

5.07m x 2.80m (16'7" x 9'2")

Rear aspect with oak wooden flooring, coved ceiling and two radiators.



BEDROOM 3

3.55m x 3.02m (11'7" x 9'10")

Rear aspect with fitted wardrobes, picture rail, coved ceiling, carpet flooring and radiator.

BEDROOM 4

3.36m x 2.26m (11'0" x 7'4")

Front aspect with picture rail, carpet flooring and radiator.

BATHROOM

Three-piece suite comprising of panelled bath, vanity wash-basin with fitted cupboard below, low-level W.C, fully tiled walls, tiled flooring, spotlights and heated towel rail.



OUTSIDE

Externally to the front is a block paved driveway, to the rear is a paved patio with steps up to an enclosed lawned garden with soil borders housing a variety of mature trees and shrubs.

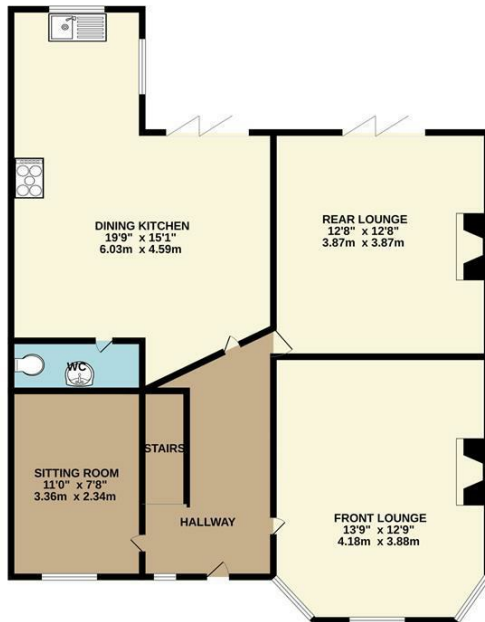


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

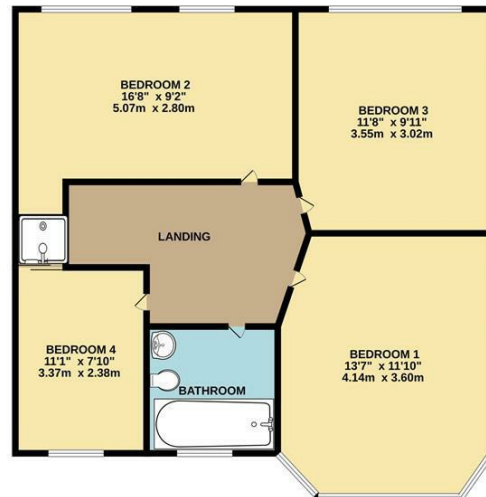
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 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
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
777 sq.ft. (72.2 sq.m.) approx.



FOUR BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA : 1598 sq.ft. (148.5 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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