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182 Manchester New Road, Alkrington



- Very Well Presented Three Bed Semi Detached With Single Storey Rear Extension
 - Gas Central Heated / uPVC Double Glazed
 - Lounge With Open Plan To Dining Area
 - Extended Kitchen / Three-Piece Bathroom
- Attached Garage / Lawned Front Garden And Driveway
 - Rear Block Patio / Two Tier Lawned Garden

£345,000

Very well presented bay fronted semi detached with a ground floor rear extension, attached garage, driveway and lawned gardens to the front and rear. This super property briefly comprises of gas central heating, uPVC double glazed windows, storm porch, hallway, lounge with open plan to dining area and an extended kitchen to the rear. The first floor affords the three bedrooms and family bathroom. Externally to the front is a walled lawned garden with mature border and a feature block paved driveway with matching steps leading to the entrance and attached garage. To the rear is a block paved patio area with steps up to a delightful two tiered mature lawned garden with an array of established plants and shrubs. Situated in the much sought after area of Alkington with easy walking distance to its shops, excellent schooling and Middleton town centre. The M60 motorway network is just a short drive away making this property a good choice for the commuter.

GROUND FLOOR

STORM PORCH

Storm porch leading to...

HALL

Hallway with laminated wooden flooring, coved ceiling, radiator and staircase rising to the first floor.

LOUNGE

3.88m x 3.18m (12'8" x 10'5")

Bay fronted lounge with laminated wooden flooring, feature brick fireplace housing wood burning stove with wooden mantle, coved ceiling, T.V point and radiator. Open plan to dining area.



DINING AREA

3.94m x 3.39m (12'11" x 11'1")

Rear aspect with laminated wooden flooring, picture rail, coved ceiling and radiator. French doors lead to the rear garden.



KITCHEN

5.34m x 2.39m (17'6" x 7'10")

Contemporary styled extended kitchen with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with extractor above, built in double electric oven, tiled flooring and spotlights. Access to storage area and external access leading to the side attached garage.



FIRST FLOOR

BEDROOM 1

3.61m x 3.53m (11'10" x 11'6")

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



BEDROOM 2

3,51m x 3.39m (9'10", 167'3" x 11'1")

Rear aspect with coved ceiling, carpet flooring and radiator.



BEDROOM 3

2.53m x 2,25m (8'3" x 6'6", 82'0")

Front aspect with coved ceiling, carpet flooring and radiator.

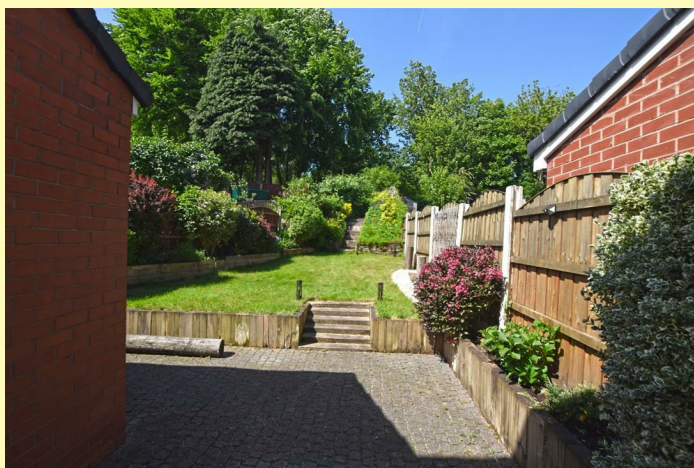
BATHROOM

Stylish three-piece bathroom suite comprising of tiled panelled bath with rain shower above and shower off mixer taps, vanity wash-basin with fitted cupboard below, low-level W.C, fully tiled walls, tiled flooring, spotlights and tall heated towel rail.



OUTSIDE

Externally to the front is a walled lawned garden with mature border and a feature block paved driveway with matching steps leading to the entrance and attached garage. To the rear is a block paved patio area with steps up to a delightful two tiered mature lawned garden with an array of established plants and shrubs.

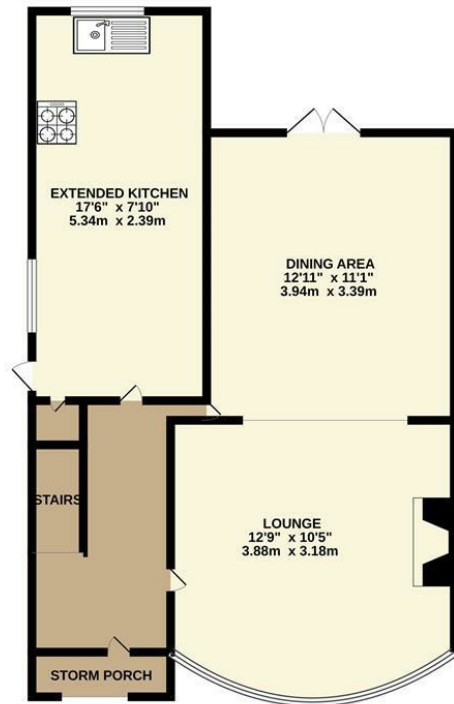


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
(21-38) F		
(1-20) G		
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
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.6 sq.m.) approx.



THREE BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA: 1010 sq.ft. (93.8 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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