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75 Andover Avenue, Alkrington



- Two Bed End Townhouse
- Gas Central Heated / uPVC Double Glazed Windows
 - Lounge / Dining Kitchen / Lean To Conservatory
 - Three-Piece Shower Room
- Block Paved Driveway / Very Large Detached Garage
 - Enclosed Lawned Garden

£185,000

Two bed end townhouse with generous off road parking, rear lawned garden and a large detached garage. In need of some upgrading, providing an excellent opportunity to acquire a property in a much sought after area with the prospect of tailoring to personal specification. Briefly comprising of gas central heating, uPVC double glazed windows, vestibule entrance, lounge, dining kitchen and a lean to conservatory at the rear. The first floor affords two double bedrooms and a three-piece shower room. Externally to the front is a raised shingle bed garden and a block-paved driveway extending down the side providing extra off road parking. At the rear is a very large detached garage and an a flagged area leading to an enclosed lawned garden. Conveniently positioned for Alkington's shops and facilities 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

VESTIBULE

Side aspect with carpet flooring and staircase rising to the first floor.

LOUNGE

4.81 x 3.60 (15'9" x 11'9")

Front aspect with gas fire set within stone surround, T.V point, carpet flooring and radiator.



DINING KITCHEN

3.60m x 3.36m (11'9" x 11'0")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with extractor above, built in electric oven, space and plumbing for an automatic washing machine and laminate flooring. Access to lean to conservatory.



LEAN TO CONSERVATORY

3.43m x 1.75m (11'3" x 5'8")

Rear aspect with laminate tiled flooring and access to the rear garden.



FIRST FLOOR

BEDROOM 1

5.89m x 3.61m (19'3" x 11'10")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.63m x 2.19m (11'10" x 7'2")

Front aspect with carpet flooring and radiator.



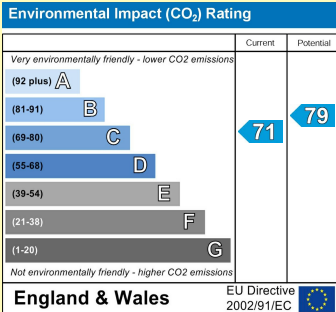
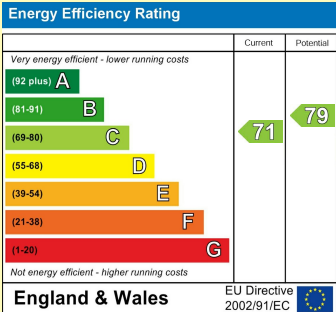
SHOWER ROOM

Side aspect with shower cubicle, vanity wash-basin, low-level W.C, part tiled walls, laminate flooring and radiator. Access to storage cupboard housing combi boiler.



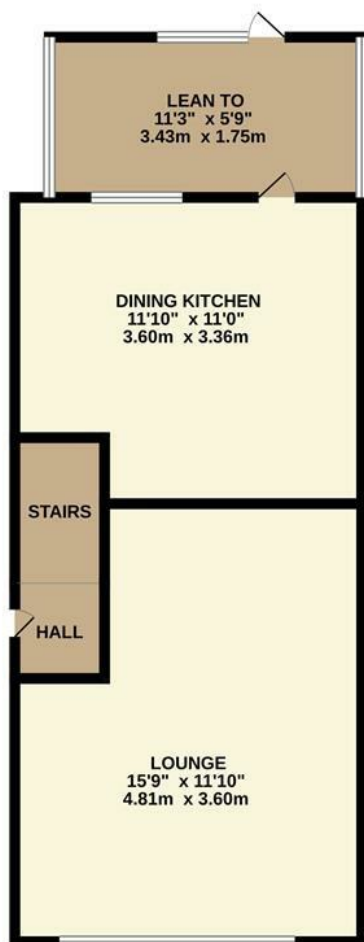
OUTSIDE

Externally to the front is a raised shingle bed garden and a block-paved driveway extending down the side providing extra off road parking. At the rear is a very large detached garage and an a flagged area leading to an enclosed lawned garden.

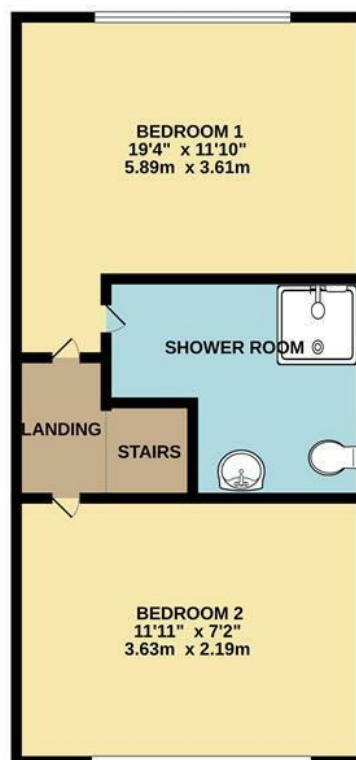


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TWO BED END TOWNHOUSE

TOTAL FLOOR AREA: 739 sq.ft. (68.6 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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