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266 Manchester New Road, Alkrington



- Unique SIX Bed, Double Fronted Detached Set Over Three Storeys
 - Three Large Reception Rooms / Dining Kitchen / Down-Stair W.C
- Four First Floor Double Bedrooms / En-Suite To Master Bed / Four-Piece Bathroom
 - Two Second Floor Bedrooms And Three-Piece Shower Room
 - Double Entrance Block Paved Driveway / Large Integral Garage
 - Enclosed Lawned Garden And Patio Areas

Offers In Excess Of £750,000

Unique SIX bed double fronted detached set over THREE Storeys. This exceptionally spacious property has an abundance of style and character and is presented to an immaculate standard throughout. Briefly comprising of gas central heating, uPVC double glazed windows, enclosed entrance porch, large welcoming hallway, bay fronted lounge, bay fronted dining room, rear lounge, large dining kitchen and a down-stair W.C. The first floor affords four double bedrooms, the master with an en-suite shower room and a separate four-piece family bathroom. A fixed staircase leads to the second floor housing two further bedrooms and a three-piece shower room. Externally to the front is a double entrance, block paved driveway bound by wrought-iron gates and block-hedging providing very generous off road parking and access to the large integral garage. To the rear is a full width flagged patio with steps down to an enclosed lawned garden with stone and soil borders and a further patio to the side with raised stone and soil borders housing a variety of plants and shrubs. Situated on the 'Woodside' of Alkington ideal for access to the picturesque local nature reserve 'Alkington woods'. Also convenient for local shops and facilities, a good selection of well-regarded schools, direct transport links to the city centre and close to the M60 motorway network.

GROUND FLOOR

PORCH

Enclosed entrance porch with wood panelled walls and tiled flooring. Access to...

HALLWAY

Very spacious hallway with wood panelled walls, "parquet" wooden flooring, picture rail, coved ceiling and radiator. Staircase rising to the first floor.

LOUNGE

6.00m x 4.29m (19'8" x 14'0")

Front aspect with large bay window, living flame gas fire set within feature fire surround, ornate ceiling rose, coved ceiling, solid oak flooring, T.V point and radiator.



DINING ROOM

5.04m x 3.94m (16'6" x 12'11")

Front aspect with large bay window, feature fire surround,

ornate ceiling rose, coved ceiling, solid oak flooring and radiator.

REAR LOUNGE

4.25m x 3.65m (13'11" x 11'11")

Rear aspect with feature fire surround, solid oak flooring, T.V point, coved ceiling and radiator. Double doors provide access to the rear patio and garden.



DINING KITCHEN

7.59m x 3.45m (24'10" x 11'3")

Rear aspect with a range of wall and base units with inset stainless steel sink, "Quartz" work-surfaces and under-lighting, fixed table connecting to a central island with fixed cupboards, wine rack and drawers with "Quartz" surfaces, five ring gas hob with "Quartz" splash-back and stainless steel extractor above, built in double "Neff" electric oven, integrated tall fridge, tiled flooring, spotlights and radiator. Access to W.C, integral garage and external access.



W.C

Down-stair W.C with vanity wash-basin and generous storage.

FIRST FLOOR

MASTER BEDROOM

4.96m x 4.25m (16'3" x 13'11")

Front aspect with a range of fitted wardrobes, coved ceiling, ornate ceiling rose, T.V point, carpet flooring and radiator.



EN-SUITE

3.12m x 1.68m (10'2" x 5'6")

Three-piece en-suite comprising of shower cubicle, vanity wash-basin, low-level W.C, fully tiled walls and flooring, spotlights and tall heated towel rail.

BEDROOM 2

4.03 x 4.03m (13'2" x 13'2")

Front aspect with fitted wardrobes, coved ceiling, T.V point, carpet flooring, spotlights and radiator.

BEDROOM 3

3.76m x 3.68m (12'4" x 12'0")

Rear aspect with coved ceiling, T.V point, carpet flooring and radiator.

BEDROOM 4

3.02m x 2.64m (9'10" x 8'7")

Rear aspect with carpet flooring and radiator.

BATHROOM

Four-piece bathroom comprising of "deep fill, claw foot" bath with shower off mixer taps, separate shower cubicle, vanity wash-basin, low-level W.C, fully tiled walls, tiled flooring, spotlights and heated towel rail.

SECOND FLOOR

BEDROOM 5

6.35m x 3.12m (20'9" x 10'2")

Rear aspect with two "Velux" windows, carpet flooring, radiator, T.V point and storage in the eaves.

BEDROOM 6

6.35m x 2.86m (20'9" x 9'4")

Rear aspect with two "Velux" windows, carpet flooring, radiator, T.V point and storage in the eaves.

SHOWER ROOM

Three-piece shower room comprising of shower cubicle, vanity wash-basin, low-level W.C, part tiled walls, tiled flooring, "Velux" window, spotlights and heated towel rail.

OUTSIDE

Externally to the front is a double entrance, block paved driveway bound by wrought-iron gates and block-hedging providing very generous off road parking and access to the large integral garage. To the rear is a full width flagged patio with steps down to an enclosed lawned garden with stone and soil borders and a further patio to the side with raised stone and soil borders housing a variety of 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**



SIX BED DETACHED

TOTAL FLOOR AREA : 3089 sq.ft. (287.0 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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