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12 St. Dominics Way, Alkrington



- Outstanding FOUR DOUBLE Bed Detached Positioned On A Large Corner Plot
- Two Reception Rooms / Dining Area / Dining Kitchen And Large Garden Room
 - Down-Stair W.C And Utility Room
- En-Suite To Master Bedroom And Separate Three-Piece Bathroom
 - Integral Garage / Block Paved Driveway
 - Lawned Gardens To Three Sides / Rear Patio Areas

£489,995

Outstanding FOUR DOUBLE bed detached situated on a large corner plot and presented to an immaculate standard throughout. This stunning family home briefly comprises of gas central heating, uPVC double glazed windows, down-stair W.C, lounge, dining area with open plan to dining kitchen, separate "snug" reception room, utility room and a spacious garden room opening out to the rear. The first floor affords the master bedroom with a three-piece en-suite shower room, three further bedrooms and a three-piece family bathroom. Externally to the front is a block-paved driveway leading to the integral garage, lawned gardens to the front, side and rear along with feature paving and patio areas.

Situated in a very desirable cul-de-sac position 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.

GROUND FLOOR

HALL

Hallway with tile flooring and radiator. Access to lounge and W.C.

W.C

Useful down-stair W.C with vanity wash-basin, tiled flooring and heated towel rail.

LOUNGE

5.57m x 3.97m (18'3" x 13'0")

Front aspect with electric fire set within feature surround, tile flooring, coved ceiling, T.V point, spotlights and two radiators. Open plan to staircase rising to the first floor.



DINING AREA

3.40m x 2.94m (11'1" x 9'7")

Rear aspect with laminated wooden flooring and radiator. Open plan to dining kitchen and sliding doors to the garden room.



DINING KITCHEN

4.23m x 2.94m (13'10" x 9'7")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, electric hob with stainless steel extractor above, built in electric oven, integrated dishwasher, integrated fridge/freezer, tile flooring and radiator. Access to utility.



GARDEN ROOM

4.33m x 3.47m (14'2" x 11'4")

Spacious garden room to the rear aspect with oak wood flooring and double doors leading out to the rear garden.



UTILITY ROOM

3.01m x 1.64m (9'10" x 5'4")

Utility room with a range of wall and base units incorporating stainless steel sink, built in microwave oven, space and plumbing for an automatic washing machine, tile flooring, under-stair storage and external access. Access to "Snug" reception room.

"SNUG" RECEPTION ROOM

5.70m x 2.68m (18'8" x 8'9")

Front aspect with electric fire set within feature surround, T.V point, laminated flooring, spotlights and radiator.



FIRST FLOOR

MASTER BEDROOM

3.45m x 3.14m (11'3" x 10'3")

Front aspect with fitted wardrobes, T.V point, carpet flooring, spotlights and radiator. Access to en-suite.



EN-SUITE

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

BEDROOM 2

4.29m x 2.58m (14'0" x 8'5")

Rear aspect with fitted wardrobes, laminated wooden flooring and radiator.

BEDROOM 3

3.30m x 2.58m (10'9" x 8'5")

Rear aspect with coved ceiling, picture rail, laminated wooden flooring and radiator.

BEDROOM 4

3.41m x 2.86m (11'2" x 9'4")

Front aspect with fitted wardrobes, laminated wooden flooring and radiator.

BATHROOM

Three-piece family bathroom comprising of bath, vanity wash-basin, low-level W.C, fully tiled walls, tiled flooring, clad ceiling, spotlights and heated towel rail.

OUTSIDE

Externally to the front is a block-paved driveway leading to the integral garage, lawned gardens to the front, side and rear along with feature paving and patio areas.

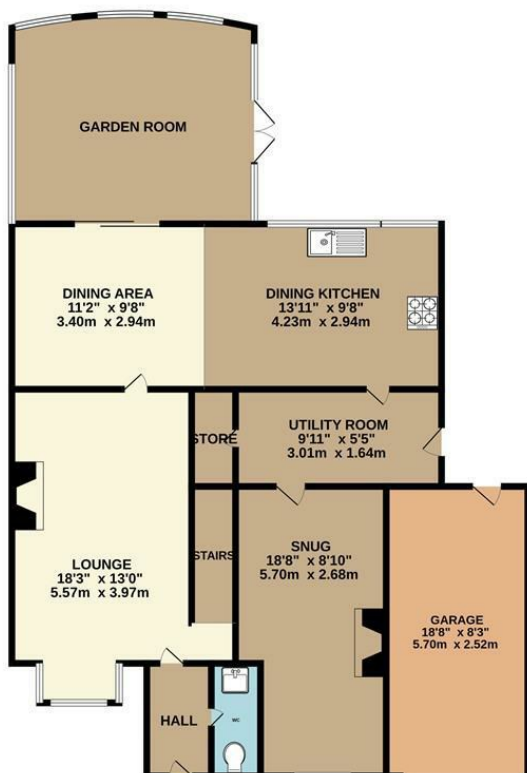


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	74
EU Directive 2002/91/EC		

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		
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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
1007 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



FOUR BED DETACHED

TOTAL FLOOR AREA: 1650 sq.ft. (153.3 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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