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20 Arden Avenue, Alkrington



- Very Well Presented And Deceptively Spacious FOUR Bed Extended Detached
 - Spacious Lounge / Extended Kitchen And Dining Areas
- Spacious Utility Room / Down-Stair Shower Room And Master Bedroom
 - Three First Floor Bedrooms And A Three-Piece Family Bathroom
- Large Paved Driveway With Generous Off Road Parking And Enclosed Car-Port
 - Mature Southerley Rear Lawned Garden With Large Patio Areas

£375,000

WOW Why have a semi when you can have a detached ? Fantastic FOUR bed detached. Southerly facing rear garden backing onto Blackley Golf Club. This super property has been enhanced by a large single storey extension to the side and rear. Immaculate throughout and briefly comprising of gas central heating, uPVC double glazed windows, enclosed entrance porch, lounge, extended dining and kitchen areas with double doors to the rear garden. An inner hallway leads to a down-stair shower room, utility room and a large master bedroom at the rear. There is also access to an enclosed carport. The first floor affords three further bedrooms and a three-piece family bathroom. Externally to the front is a spacious driveway with generous off road parking. There is gated access down the side leading to a large patio area with covered pergola and an enclosed mature lawned garden with borders and a raised decked side patio. Situated 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

PORCH

Entrance porch with "Karndean" wooden flooring, spotlights and radiator. Access to...

LOUNGE

4.57m x 4.17m (14'11" x 13'8")

Front aspect with "Karndean" wooden flooring, electric stove effect fire with hearth and plinth, built in under-stair shelving, wall mounted T.V point, spotlights and radiator. Open plan staircase rising to the first floor.



DINING AREA

5.50m x 2.44m (18'0" x 8'0")

Extended dining area to the rear with open plan to the kitchen area, wall mounted T.V point, "Karndean" wooden flooring, spotlights and radiator. Double doors leading to the rear garden.



KITCHEN AREA

5.50, x 2.33m (18'0", x 7'7")

Rear aspect with a range of wall and base units incorporating one and a half bowl pot sink, "Neff" induction oven with stainless steel extractor above, built in double electric oven, integrated dishwasher, spotlights and "Karndean" wooden flooring.



INNER HALL

Inner hall with "Karndean" wooden flooring and spotlights. Access to car port, shower room and utility room.

UTILITY ROOM

2.72m x 2.17m (8'11" x 7'1")

Spacious utility room with wall and base units incorporating stainless steel sink, space and plumbing for an automatic washing machine, space and vent for tumble dryer, part tiled walls, spotlights and "Karndean" wooden flooring.

SHOWER ROOM

Three-piece shower room comprising of "walk in" shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, "Karndean" wooden flooring, spotlight and radiator.

MASTER BEDROOM

5.44m x 2.13m (17'10" x 6'11")

Master bedroom with fitted wardrobes, wall mounted T.V point, spotlights, "Karndean" wooden flooring, spotlights and radiator. Double doors to the rear garden.



FIRST FLOOR

BEDROOM 2

3.85m x 2.75m (12'7" x 9'0")

Front aspect with T.V point, carpet flooring and radiator.



BEDROOM 3

3.27m x 2.58m (10'8" x 8'5")

Rear aspect with fitted wardrobes, carpet flooring, T.V point and radiator.

BEDROOM 4

2.36m x 1.94m (7'8" x 6'4")

Rear aspect with fitted wardrobes, carpet flooring and radiator.

BATHROOM

Three-piece family bathroom comprising of "P" shaped bath with shower above, vanity wash-basin, low-level W.C, fully tiled walls, tiled flooring and tall heated towel rail.

OUTSIDE

Externally to the front is a spacious driveway with generous off road parking. There is gated access down the side leading to a large patio area with covered pergola and an enclosed mature lawned garden with borders and a raised decked side patio.



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
929 sq. ft. (86.3 sq.m.) approx.



1ST FLOOR
364 sq. ft. (33.8 sq.m.) approx.



FOUR BED EXTENDED DETACHED

TOTAL FLOOR AREA: 1292sq. ft. (120.0 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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