

# 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

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 x2.75m (12'7" x9'0")

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**

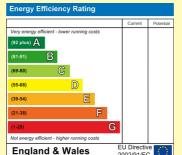
Three-piece family bathroom comprising of "P" shaped bath with shower above, vanity wash-basin, low-level W.C, fully tiled walls, tiled flooring and tall heated towel rail.

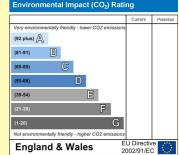
# **OUTSIDE**

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.









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

BEDROOM 1
17'10" × 7'0"
5.44m × 2.13m

UTILITY ROOM®
8'11" × 7'1"
2.72m × 2.17m

NNER HALL

STAIRS

LOUNGE
15'0" × 13'8"
4.57m × 4.17m

PORCH

GROUND FLOOR 929 sq.ft. (86.3 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 lams are approximate and no reopensibility is taken for any error, omission or mer-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The short services, systems and appliances shown have not been lested and no guarante as to their operability or efficiency can be given.

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