



• mcgowan homes •

25 Boardman Fold Road, Alkrington



- Very Spacious Three Bed Semi Detached With Large Ground Floor Extension
 - Lounge / Extended Family Dining Kitchen With Vaulted Ceiling
 - Down-Stair W.C / FOUR Piece Family Bathroom
 - Converted Loft Room Accessed Via Fixed Staircase
 - Large Pressed Concrete Driveway / Detached Garage
- Rear Lawned Garden And Patio / Separate Timber Structure At Foot Of Garden

£365,000

Very spacious three bed semi detached with a large ground floor rear extension creating a stunning family dining kitchen with vaulted ceiling and sky light windows. Also benefitting from a large loft room (no building regs) accessed via a fixed staircase and with a good deal of extra storage in the eaves. Presented to an excellent standard throughout. Briefly comprising of gas central heating, uPVC double glazed windows, entrance hallway, down-stair W.C, lounge and a fabulous family dining kitchen to the rear. The first floor affords three bedrooms and a FOUR piece contemporary styled bathroom. There is a fixed staircase from the first floor to the converted loft room with sky-light windows and generous storage. Externally to the front is a large pressed concrete driveway providing generous off road parking. Gated access down the side leads to a detached garage with up and over door, York stone patio area and lawned garden with borders and paving. At the foot of the garden is a timber structure ideal as a home office or entertainment area. 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.

HALL

GROUND FLOOR

LOUNGE

4.34m x 2.43m (14'2" x 7'11")

Front aspect with feature wood burning stove, carpet flooring, T.V point and radiator.



FAMILY DINING KITCHEN

6.28 x 5.45m (20'7" x 17'10")

Very spacious extended dining kitchen with vaulted ceiling and sky light windows providing a light and airy family space. Comprising of a range of wall and base units with "butchers block" work-surfaces, large central island with matching "butchers block" top, one and a half bowl pot sink, induction hob with stainless steel extractor above, built in double electric oven, integrated fridge/freezer, integrated dish-washer and washing machine. There is also a feature fireplace housing flame effect electric fire, wall mounted T.V

point, spotlights and porcelain tiled flooring. External access via sliding doors to the rear garden.



FIRST FLOOR

BEDROOM 1

3.29m x 3.19m (10'9" x 10'5")

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



BEDROOM 2

3.20m x 3.02m (10'5" x 9'10")

Front aspect with carpet flooring, spotlights and radiator.



BEDROOM 3

2.55m x 2.53m (8'4" x 8'3")

Front aspect with fitted cupboard, carpet flooring, spotlights and radiator.

BATHROOM

Spacious contemporary styled bathroom comprising of large deep fill oval bath, separate shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, tiled flooring, clad ceiling, spotlights and heated towel rail.



LOFT ROOM

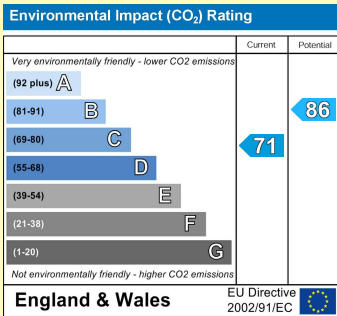
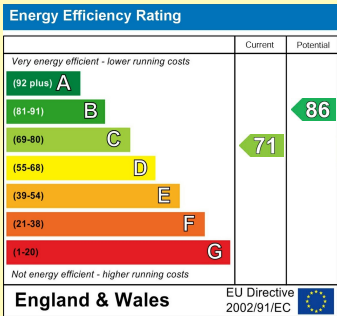
3.81m x 3.32m (12'5" x 10'10")

Accessed via fixed staircase from the first floor leads to this versatile loft room with carpet flooring, two-skylight windows, spotlights, tall radiator and generous storage in the eaves and landing.



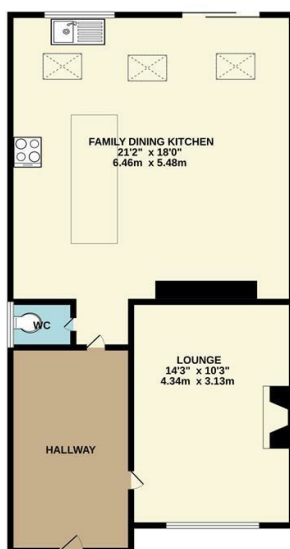
OUTSIDE

Externally to the front is a large pressed concrete driveway providing generous off road parking. Gated access down the side leads to a detached garage with up and over door, York stone patio area and lawned garden with borders and paving. At the foot of the garden is a timber structure ideal as a home office or entertainment area.



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
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR
191 sq.ft. (17.7 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 1159 sq.ft. (107.7 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.
Made with Metropix ©2025

THINKING OF SELLING?

To find out why more homeowners are moving with McGowan Homes & Property Services, contact us for a free market appraisal of your home. We pride ourselves on a professional, efficient and friendly service. Let US take the worry out of your move.

TELEPHONE
0161 655 4113

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

43 Middleton Gardens, Middleton, Manchester M24 1AB

Telephone: 0161 655 4113

www.mcgowanhomes.co.uk

The above particulars are believed to be correct, but are not guaranteed, and form no part of any contract. No responsibility in respect of these particulars, which are supplied for guidance only and without liability, can be accepted by McGowan Home & Property Services, not by their clients, and any intending purchaser or lessee must satisfy himself by inspection or otherwise to the accuracy of all details contained therein. All property offered subject to availability. The Supply of Goods and Services Act 1982, does not apply to this brochure.