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11 Walsingham Avenue, Alkington



- Excellent Sized FOUR Bed Detached With Large Integral Garage
- Sitting Room/Office / Spacious Lounge And Separate Dining Room
 - Down-Stair W.C / Dining Kitchen And Utility Room
 - En-Suite To Master Bedroom / Three-Piece Family Bathroom
- Tarmacadam Driveway / Lawned Gardens And Patios To The Side And Rear
 - In Need Of Upgrading Affording Excellent Potential

£425,000

NO CHAIN - Excellent sized FOUR bed detached set on a large corner plot affording spacious family accommodation. In need of upgrading offering excellent potential to create a fabulous family home in a much sought after location. Briefly comprising of gas central heating, uPVC double glazed windows, hallway, down-stair W.C, sitting room/office, spacious lounge, separate dining room, dining kitchen and utility. The first floor affords the four bedrooms the master with an en-suite shower room and there is a separate three-piece family bathroom. Externally to the front is a large tarmac driveway providing generous off road parking leading to a double integral garage with up and over door. To the side is a lawned garden with paved patio and an enclosed lawned garden with patio to the rear. Situated in the much sought after area of Alkington 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

HALLWAY

Hallway with coved ceiling, tiled flooring, radiator and staircase rising to the first floor.

W.C

Useful down-stair W.C with

SITTING ROOM/OFFICE

2.84 x 2.24m (9'3" x 7'4")

Front aspect ideal as a home office or snug, with bay window, laminated wooden flooring and radiator.

LOUNGE

4.68m x 4.64m (15'4" x 15'2")

Spacious lounge to the rear aspect with living flame gas fire set within feature surround, coved ceiling, carpet flooring and sliding patio doors leading to the rear garden. Double doors to the dining room.



DINING ROOM

4.62m x 2.68m (15'1" x 8'9")

Rear aspect with laminated wooden flooring and radiator.

DINING KITCHEN

4.44m x 3.50m (14'6" x 11'5")

Side aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with extractor above and double electric oven, integrated fridge/freezer, integrated dish-washer, spotlights, tiled flooring and radiator. Access to utility.



UTILITY ROOM

2.82m x 1.50m (9'3" x 4'11")

Side aspect with wall and base units incorporating stainless steel sink, wall mounted boiler and space for washing machine. External access and access to the large integral garage.

FIRST FLOOR

MASTER BEDROOM

3.94m x 3.27m (12'11" x 10'8")

Front aspect with bay window, fitted wardrobes, carpet flooring and radiator. Access to en-suite.



EN-SUITE

Three-piece en-suite comprising of shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, laminated wooden flooring and radiator.

BEDROOM 2

3.54m 3.53m (11'7" 11'6")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 3

3.67m x 2.73m (12'0" x 8'11")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 4

3.18m x 2.73m (10'5" x 8'11")

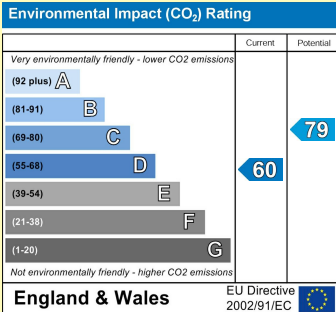
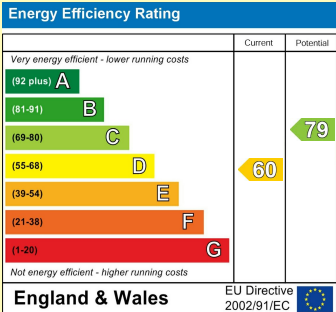
Rear aspect with carpet flooring and radiator.

BATHROOM

Three-piece bathroom comprising of bath with shower over, vanity wash-basin, low-level W.C, part tiled walls, tile flooring and radiator.

OUTSIDE

Externally to the front is a large tarmacadam driveway providing generous off road parking leading to a double integral garage with up and over door. To the side is a lawned garden with paved patio and an enclosed lawned garden with patio to the rear.

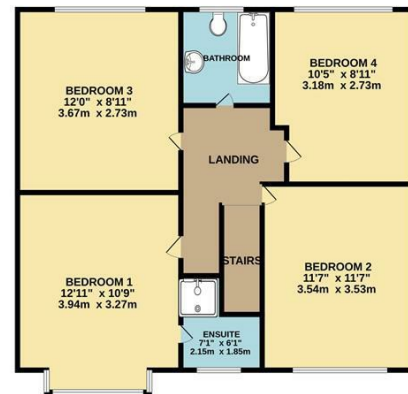


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
1117 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR
812 sq.ft. (75.4 sq.m.) approx.



FOUR BED DETACHED

TOTAL FLOOR AREA : 1929 sq.ft. (179.2 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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