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40 Naunton Road, Alkrington



- Spacious And Extended THREE Bed Semi Detached True Bungalow
 - Bay Fronted Lounge / Dining Area With Open Plan To Kitchen
 - Three-Piece Shower Room
 - Block Paved Driveway / Attached Garage
 - Lawned Front Garden And Side Paved Garden
- Established Rear Lawned Garden With Two Patio Areas

£350,000

Spacious and extended three bed semi detached true bungalow located in a much sought after position in Alkrington. Well presented throughout, this super property briefly comprises of gas central heating, uPVC double glazed windows, enclosed entrance porch, hallway, bay fronted lounge, dining area with open plan to the extended kitchen, three bedrooms and a three-piece shower room. Externally to the front is a walled lawned garden with borders, block paved driveway, attached garage and paving to the entrance. Gated access down the side leads to a paved area with shingle borders and a well established enclosed lawned garden with mature borders housing a variety of trees and shrubs and two paved patio areas. 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.

PORCH

Spacious enclosed porch with laminate flooring. Access to...

HALLWAY

"L shaped hallway with laminated wooden flooring and radiator.

LOUNGE

5.42m x 3.53m (17'9" x 11'6")

Front aspect with bay window, electric fire set within feature surround, coved ceiling, T.V point, carpet flooring and radiator.



DINING AREA

3.0m x 2.61m (9'10" x 8'6")

Dining area with open plan to the extended kitchen at the rear comprising of window to the side, carpet flooring and radiator.



KITCHEN

3.79m x 2.83m (12'5" x 9'3")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, cooker point with stainless steel extractor above, space and plumbing for an automatic washing machine, space for tumble dryer, part tiled walls and tile laminate flooring.



BEDROOM 1

3.97m x 3.93m (13'0" x 12'10")

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



BEDROOM 2

2.84m x 2.63m (9'3" x 8'7")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 3

3.93m x 2.56m (12'10" x 8'4")

Rear aspect with carpet flooring and radiator. (currently used as a sitting room).

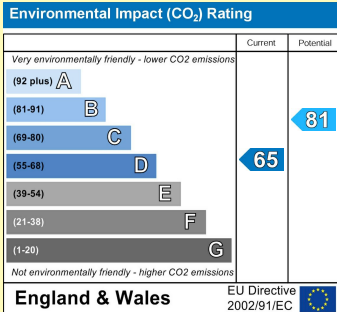
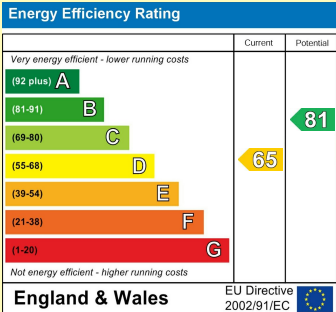


SHOWER ROOM

Three-piece shower room comprising of corner shower, vanity wash-basin with fitted cupboards below, low-level W.C, part tiled walls, tiled flooring and spotlights.

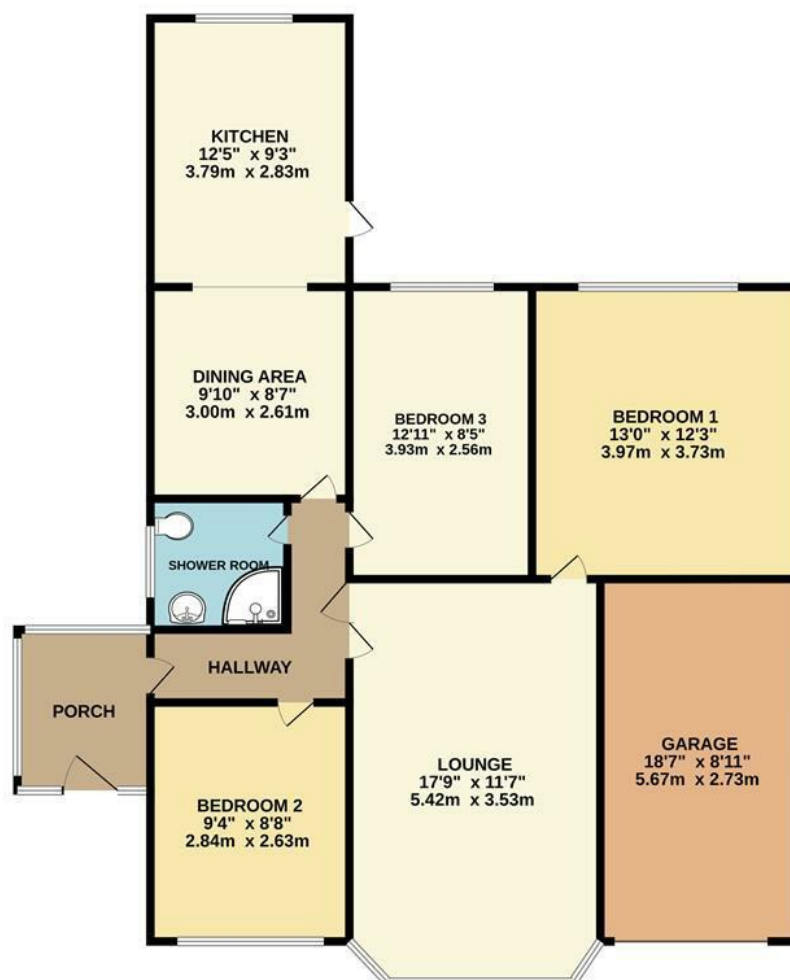
OUTSIDE

Externally to the front is a walled lawned garden with borders, block paved driveway, attached garage and paving to the entrance. Gated access down the side leads to a paved area with shingle borders and a well established enclosed lawned garden with mature borders housing a variety of trees and shrubs and two paved patio areas.



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
1082 sq.ft. (100.5 sq.m.) approx.



THREE BED SEMI DETACHED BUNGALOW

TOTAL FLOOR AREA: 1082 sq.ft. (100.5 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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