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11a Mainway, Alkrington



- Fabulous THREE Bed Semi Detached
- Gas Central Heated / uPVC Double Glazed
- Bay Fronted Lounge / Dining Kitchen And Separate Dining Room
 - Four-Piece Bathroom / Block Paved Driveway
 - Attached Garage / Lawned Front Garden
- Block Paved Rear Patio / Established Rear Lawned Garden

£450,000

Fabulous THREE Bed semi detached located in a prime position in one of Alkrington's most sought after locations. This super family home briefly comprises of gas central heating, uPVC double glazed windows, enclosed entrance porch, spacious bay fronted lounge, access to the dining kitchen and double doors to a separate dining room at the rear. The first floor affords three good-sized bedrooms and a four-piece family bathroom. Externally to the front is a lawned garden with borders and a block paved driveway leading to the entrance and an attached garage with up and over door. Gated access down the side leads to a block paved patio leading to the well established lawned garden with an array of mature trees and shrubs. 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

Enclosed entrance porch with tiled flooring. Access to....

LOUNGE

6.49m x 4.11m (21'3" x 13'5")

Spacious bay fronted lounge with electric fire set within feature surround, coved ceiling, carpet flooring, T.V point and radiator. Open plan to staircase rising to the first floor with under-stair storage. Access to the dining kitchen.



DINING KITCHEN

4.56m x 2.80m (14'11" x 9'2")

Rear aspect with a range of wall and base units incorporating stainless steel sink, halogen hob with stainless steel extractor above, built in double electric oven, "Karndean" flooring, spotlights and radiator. External access and access to the attached garage. Double doors lead to the dining room.



DINING ROOM

4.53m x 3.63m (14'10" x 11'10")

Dining room to the rear aspect with carpet flooring, coved ceiling and a feature bay window providing access to the garden.



FIRST FLOOR

BEDROOM 1

4.25m x 4.16m (13'11" x 13'7")

Front aspect with bay window, fitted wardrobes, coved ceiling, carpet flooring and radiator.



BEDROOM 2

3.66m x 3.65m (12'0" x 11'11")

Rear aspect with fitted wardrobes, coved ceiling, carpet flooring and radiator.



BEDROOM 3

2.63m x 2.30m (8'7" x 7'6")

Rear aspect with coved ceiling, carpet flooring and radiator.



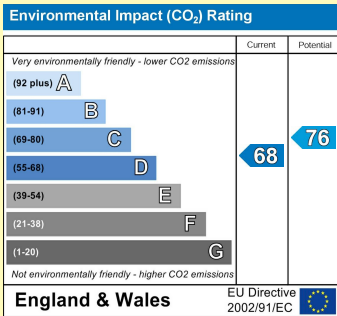
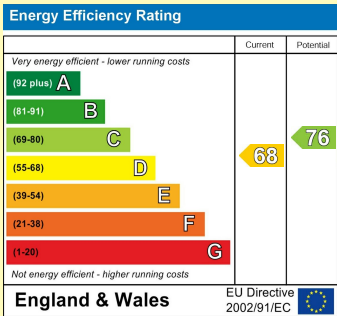
BATHROOM

Four-piece family bathroom comprising of tile panelled bath with shower off mixer taps, separate shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, "Karndean" flooring, spotlights and radiator.



OUTSIDE

Externally to the front is a lawned garden with borders and a block paved driveway leading to the entrance and an attached garage with up and over door. Gated access down the side leads to a block paved patio leading to the well established lawned garden with an array of mature trees and shrubs.

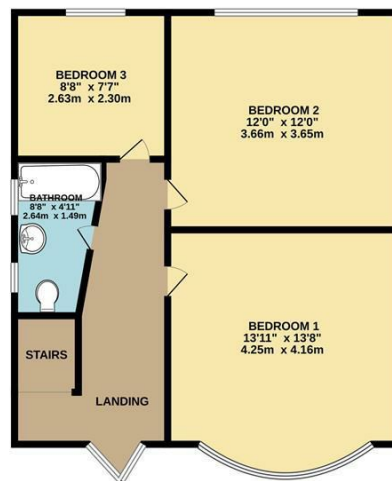


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.6 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 1304 sq.ft. (121.2 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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