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6 Arden Avenue, Alkrington



- Well Presented Three Bed Detached
- Gas Central Heated / uPVC Double Glazed
- Lounge With Open Access To Dining Kitchen
 - Conservatory To The Rear
- Three-Piece Shower Room / Paved Front Driveway
- Detached Garage To The Rear / Rear Decked Patio And "Astroturf" Garden

£325,000

Well presented three bed detached with delightful golf course views at the rear. Briefly comprising of gas central heating, uPVC double glazed windows, bay fronted lounge with open access to the dining kitchen and double doors to a spacious rear conservatory with a converted tile roof and sky-light windows. The first floor affords three bedrooms and a three-piece shower room. Externally to the front is a paved driveway with shingle border affording off road parking. Gated access down the side leads to a detached garage, a large decked enclosed paved patio with an "Astroturf" lawned area. 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

HALL

Hallway with black slate tile flooring, radiator and staircase rising to the first floor.

LOUNGE

4.86m x 3.61m (15'11" x 11'10")

Front aspect with bay window, wall mounted feature electric fire, wall mounted T.V point, porcelain flooring and radiator. Open access to the dining kitchen.



DINING KITCHEN

4.78m x 3.48m (15'8" x 11'5")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas cooker with stainless steel extractor above and double electric oven below, integrated dishwasher, part tiled walls, porcelain flooring and double doors to the conservatory. External access.



CONSERVATORY

4.35m x 3.30m (14'3" x 10'9")

Spacious conservatory to the rear aspect with a converted tile roof, sky-light windows, laminated wooden flooring, T.V point and double doors to the rear garden.



FIRST FLOOR

BEDROOM 1

4.22m x 2.67m (13'10" x 8'9")

Front aspect with wall mounted T.V point, carpet flooring and radiator.



BEDROOM 2

3.32m x 2.58m (10'10" x 8'5")

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



BEDROOM 3

2.37m x 2.0m (7'9" x 6'6")

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

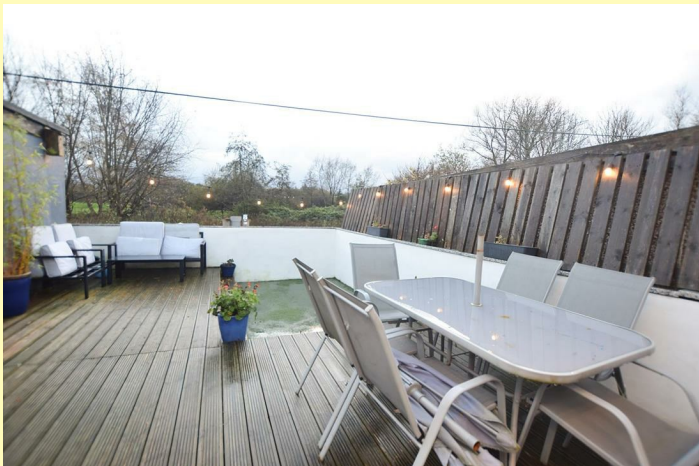


SHOWER ROOM

Three-piece shower room comprising of "walk in" shower, vanity wash-basin with fitted cupboard below, low-level W.C, tiled walls and flooring, spotlights and heated towel rail.

OUTSIDE

Externally to the front is a paved driveway with shingle border affording off road parking. Gated access down the side leads to a detached garage, a large decked enclosed paved patio with an "Astroturf" lawned area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

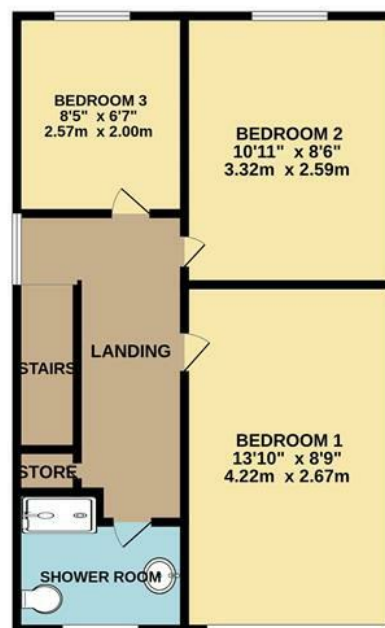
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



THREE BED DETACHED

TOTAL FLOOR AREA: 1077 sq.ft. (100.0 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 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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