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32 Malvern Road, Alkrington



- Outstanding FOUR Bed Semi Detached Set Over Three Storeys
- Bay Fronted Lounge / Family Dining Kitchen Leading To Utility Room
- Three First Floor Bedrooms / Two-Piece Bathroom And Separate W.C
- Fixed Staircase To Second Floor Accessing Large Double Bedroom And En-Suite
 - Spacious Block Paved Driveway / Attached Garage
 - Rear Lawned Garden With Large Indian Stone Patio

£390,000

Outstanding FOUR bed semi detached set over three storeys. This spacious family home is presented to an excellent standard throughout. Briefly comprising of gas central heating, uPVC double glazed windows, bay fronted lounge, large family dining kitchen with access to a utility room and attached garage. The first floor affords three bedrooms, a two piece bathroom and separate W.C. A fixed staircase leads to the 2nd floor which accommodates a large fitted double bedroom and a three-piece en-suite shower room. Externally to the front is a spacious block-paved driveway with a raised soiled border housing a variety of plants and shrubs. There is also access to the attached garage with up and over door. To the rear is a large Indian stone patio area leading to a spacious lawned garden with feature raised beds and hedged border. 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

Entrance hall with laminated wooden flooring, radiator, under-stair storage and staircase rising to the first floor.

LOUNGE

3.84m x 3.74m (12'7" x 12'3")

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



DINING KITCHEN

5.95m x 4.06m (19'6" x 13'3")

Rear aspect with a range of modern wall and base units and breakfast bar with granite work-surfaces incorporating inset one and a half bowl stainless steel sink, built in double "Bosch" electric oven, gas hob with stainless steel extractor above, integrated fridge/freezer, wall mounted T.V point, spotlights, space for dining table and chairs, tall radiator and double doors leading to the rear garden. Access to utility and garage.



UTILITY ROOM

2.48m mx 1.70m (8'1" mx 5'6")

Rear aspect with base unit incorporating space and plumbing for washing machine and dishwasher. Access to garage and external access.

FIRST FLOOR

BEDROOM 1

3.73m x 3.49m (12'2" x 11'5")

Rear aspect with fitted wardrobes, T.V point, laminated wooden flooring and radiator.



BEDROOM 2

4.03m x 3.60m (13'2" x 11'9")

Rear aspect with bay window, fitted wardrobes and radiator.



BEDROOM 3

2.36m x 2.02m (7'8" x 6'7")

Front aspect with laminated wooden flooring and radiator.

BATHROOM

Two-piece bathroom comprising of "P" shaped bath with rain shower above and shower off mixer taps, vanity wash-basin with fitted cupboard below, fully tiled walls and flooring, spotlights and heated towel rail.

SECOND FLOOR

BEDROOM 4

5.36m x 4.47m (17'7" x 14'7")

Large 2nd floor bedroom with a range of fitted wardrobes with matching bedside cabinets, spotlights, carpet flooring, two sky-light windows and storage in the eaves. Access to en-suite.



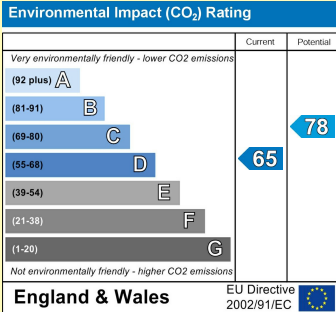
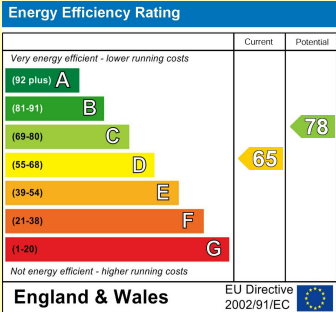
SHOWER ROOM

Three-piece en-suite shower room comprising of "walk in"

rain shower, vanity wash-basin with fitted cupboards below, low-level W.C, part tiled walls and tiled flooring.

OUTSIDE

Externally to the front is a spacious block-paved driveway with a raised soiled border housing a variety of plants and shrubs. There is also access to the attached garage with up and over door. To the rear is a large Indian stone patio area leading to a spacious lawned garden with feature raised beds and hedged border.



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**

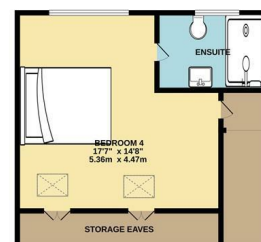
GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



2ND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



FOUR BED SEMI DETACHED

TOTAL FLOOR AREA : 1589 sq.ft. (147.6 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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