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3 Colwyn Avenue, Alkrington



- Three Bed Semi Detached With Driveway Affording Off Road Parking
 - Gas Central Heating / uPVC Double Glazed Windows
- Lounge / Dining Kitchen / Utility Room And Three-Piece Bathroom
 - Attached Garage / Driveway And Lawned Front Garden
- Rear Paved Garden And Large Timber Framed Structure Ideal As Home Office

£265,000

Three bed semi detached with attached garage, driveway and lawned garden to the front and a paved enclosed garden to the rear. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, dining kitchen and utility room. The first floor affords three bedrooms and a three-piece bathroom. Externally to the front is a lawned garden with borders, driveway providing off road parking and access to the attached garage with up and over door. To the rear is an enclosed paved garden and a large timber framed structure with light and power, ideal as a home office or entertainment space.

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 porch leading to...

HALL

Hallway with carpet flooring, radiator, under-stair storage and staircase rising to the first floor.

LOUNGE

5.18m x 3.51m (16'11" x 11'6")

Front aspect with electric fire set within surround, coved ceiling, carpet flooring and radiator. Access to dining kitchen.



DINING KITCHEN

4.47m x 2.70m (14'7" x 8'10")

Rear aspect with a range of wall and base units incorporating stainless steel sink, space for cooker with extractor fan above, vinyl flooring, radiator, under-stair storage, sliding doors to the rear garden and access to the utility room.



UTILITY ROOM

2.79m x 2.44m (9'1" x 8'0")

Rear aspect with space and plumbing for an automatic washing machine, vinyl flooring, access to garage and external access.

FIRST FLOOR

BEDROOM 1

4.50m x 2.57m (14'9" x 8'5")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

2.80m x 2.69 (9'2" x 8'9")

Rear aspect with carpet flooring and radiator.



BEDROOM 3

2.82m x 1.70m (9'3" x 5'6")

Front aspect with carpet flooring and radiator.

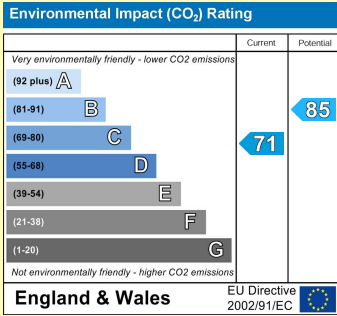
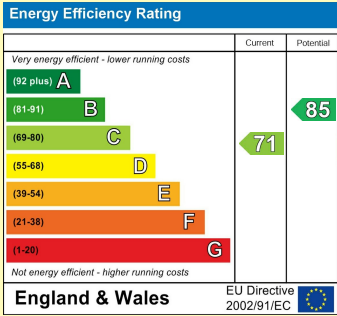
BATHROOM

Three-piece bathroom comprising of bath with shower above, sink, low-level W.C and tiled walls.



OUTSIDE

Externally to the front is a lawned garden with borders, driveway providing off road parking and access to the attached garage with up and over door. To the rear is an enclosed paved garden and a large timber framed structure with light and power, ideal as a home office or entertainment space.

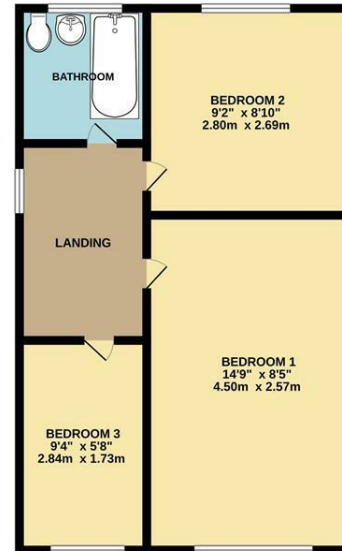


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 930 sq.ft. (86.4 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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