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14 Lake Drive "Woodside", Alkington



- Three/Four Bed Semi Detached With Side Double Extension And Ground Floor Rear Extension
 - Lounge / Fabulous Open Plan Living, Dining And Kitchen Areas
 - Office or Bedroom 4 / Utility Area And Down-Stair W.C
 - En-Suite To Master Bed / FOUR Piece Family Bathroom
 - Spacious Loft Room With Walk-In-Wardrobe
 - Large Block Paved Driveway / Enclosed Rear Lawned Garden And Patio
 - WOODSIDE LOCATION WITH LAKESIDE VIEWS

£475,000

WOODSIDE WITH LAKESIDE VIEWS. Unique THREE/FOUR bed semi detached with a side double extension, large loft room and a fabulous ground floor rear extension creating an open plan family living and kitchen area with bi-folding doors opening out to the rear garden. Briefly comprising of gas central heating, uPVC double glazed windows, spacious hallway, office / bedroom four, lounge with double doors to the extended family dining kitchen with vaulted ceiling and bi folding doors to the rear garden. There is also a useful utility area and down-stair W.C. The first floor affords three bedrooms, the master with an en-suite shower room, a separate four-piece family bathroom and a fixed staircase leads to the spacious loft room and a walk-in-wardrobe. (Please note the loft room does not have building regs but is used as a bedroom) Externally to the front is a large block-paved driveway with feature shingle borders and gated access down the side leads to a full width stone patio with steps up to the enclosed lawned garden with mature borders and a further patio at the foot.

Situated in one of the most prestigious positions on the 'Woodside' of Alkington with lovely views overlooking the lake and also ideal for access to the picturesque local nature reserve 'Alkington woods'. Also convenient for local shops and facilities, a good selection of well-regarded schools, transport links and the M60 motorway network.

GROUND FLOOR

HALLWAY

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

LOUNGE

4.58m x 3.71m (15'0" x 12'2")

Front aspect with large bay window, feature fireplace housing duel fuel burner, T.V point, solid wood flooring and radiator.



OFFICE / BEDROOM 4

3.06m x 2.22m (10'0" x 7'3")

Front aspect with bay window, luxury vinyl tiling and radiator.

FAMILY DINING KITCHEN

8.42m x 5.48m (27'7" x 17'11")

Fabulous extended family living, kitchen and dining area with vaulted ceiling, sky-light windows and bi-folding doors opening out to the rear garden. Comprising of a range of wall and base units incorporating one and a half bowl stainless steel sink, five ring gas hob with stainless steel extractor above, breakfast bar with cupboards below and fixed wine-rack, built in double electric "Bosch" oven, integrated dishwasher, space and plumbing for "American" style fridge freezer, laminated wooden flooring, spotlights, wall mounted T.V point and two radiators. Access to the utility area and down-stair W.C.



UTILITY AREA

2.12m x 0.95m (6'11" x 3'1")

Useful utility area with base units, space and plumbing for washing machine and vent for tumble dryer. Access to W.C

W.C

2.12m x 0.91m (6'11" x 2'11")

Low-level W.C with vanity wash-basin with fixed cupboard below, part tiled walls and tiled flooring.

FIRST FLOOR

BEDROOM 1

3.56m x 3.12m (11'8" x 10'2")

Rear aspect with a range of fitted wardrobes and matching bedside cabinets, laminated wooden flooring and radiator. Access to en-suite.



LOFT ROOM

4.83m x 3.11m (15'10" x 10'2")

Spacious loft room with a range of fitted base units and drawers, wall mounted T.V point, spotlights, laminate flooring, skylights windows and radiator. Access to walk-in-wardrobe.



EN-SUITE

Three-piece en-suite with "walk in" rain shower, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, tiled flooring, spotlights and heated towel rail.

BEDROOM 2

3.61m x 3.60m (11'10" x 11'9")

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

BEDROOM 3

3.55m x 2.20m (11'7" x 7'2")

Front aspect with laminated wooden flooring and radiator.

BATHROOM

FOUR-piece family bathroom comprising of tiled panelled bath with shower off mixer taps, shower cubicle, vanity wash-basin, low-level W.C, fully tiled walls, tiled flooring, spotlights and heated towel rail.



OUTSIDE

Externally to the front is a large block-paved driveway with feature shingle borders and gated access down the side leads to a full width stone patio with steps up to the enclosed lawned garden with mature borders and a further patio at the foot.



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			
		65	81
England & Wales		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			
		65	81
England & Wales		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**

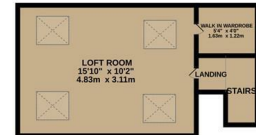
GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



2ND FLOOR
195 sq.ft. (18.1 sq.m.) approx.



THREE/FOUR BED SEMI DETACHED

TOTAL FLOOR AREA: 1735 sq.ft. (161.2 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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