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135 Mossway, Alkrington



- Very Well Presented And Extended FOUR BED Semi Detached Over Three Storeys
 - Lounge / Extended Dining Kitchen / Conservatory
- Utility And Down-Stair W.C / Converted Loft Housing Bedroom 4
 - Pressed Concrete Driveway / Integral Garage
- Large Decked Rear Patio Leading To Enclosed Lawned Garden
 - Raised Decked Patio At The Foot Housing Outdoor Bar

£359,995

Very well presented and extended FOUR bed semi detached set over three storeys. This spacious family home briefly comprises of gas central heating, uPVC double glazed windows, large welcoming hallway, lounge, conservatory and an extended dining kitchen with access to a utility area, down-stair W.C and garage. The first floor affords three bedrooms and a three-piece bathroom. There is a fixed staircase from the landing leading to the converted loft housing bedroom four. Externally to the front is a pressed concrete driveway affording generous off road parking and access to the garage with up and over door. To the rear is a large decked patio leading out to the enclosed westerley faced lawned garden with a mature hedged border. At the foot of the garden is a raised decked patio leading into the bar room with decked flooring, fixed bar, light and power. 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

Spacious and welcoming hallway with laminated wooden flooring, radiator and staircase rising to the first floor.

LOUNGE

6.37m x 3.04m (20'10" x 9'11")

Front aspect with bay window, fire surround with feature wooden mantle housing ornamental fire, T.V point, spotlights, laminated wooden flooring and radiator.



DINING KITCHEN

5.49m x 5.41m (18'0" x 17'8")

Extended dining kitchen to the rear aspect with a range of wall and base units incorporating "Butchers Block" work-surfaces, one and a half bowl resin sink, space for range cooker and extractor above, built in wine-rack, space and plumbing for dishwasher and fridge/freezer, tiled flooring with under floor heating and two radiators.



CONSERVATORY

5.60m x 3.51m (18'4" x 11'6")

Rear aspect with T.V point, laminated wooden flooring and radiator. Access and pleasant garden views.



UTILITY

4.13m x 2.54m (13'6" x 8'3")

Useful utility room to the rear aspect with base units housing stainless steel sink, lino flooring. External access and access to the garage.

W.C

Low-level W.C with vanity wash-basin, and lino flooring.

FIRST FLOOR

BEDROOM 1

3.23m x 3.20m (10'7" x 10'5")

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



BEDROOM 2

3.19m x 2.43m (10'5" x 7'11")

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

BEDROOM 3

2.78m x 2.58m (9'1" x 8'5")

Front aspect with carpet flooring and radiator.



OUTSIDE

Externally to the front is a good size paved slab driveway affording generous off road parking and access to the garage with an electric up and over door. To the rear is a large decked patio leading out to the enclosed westerley faced lawned garden with a mature hedged border. At the foot of the garden is a raised decked patio leading into the bar room with decked flooring, fixed bar.



BATHROOM

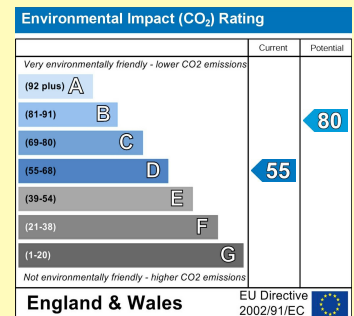
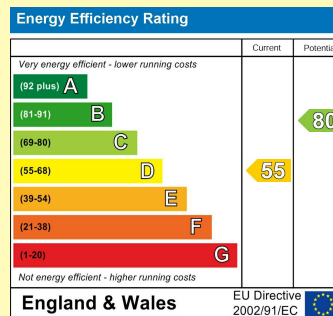
Three-piece bathroom comprising of "P" shaped bath with shower above, vanity wash-basin, low-level W.C, fully tiled walls, tiled flooring, spotlights, tiled walls and heated towel rail.

SECOND FLOOR

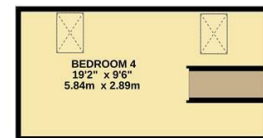
BEDROOM FOUR

5.84m x 2.89m (19'1" x 9'5")

Accessed via fixed staircase to this spacious fourth bedroom with two sky-light windows, carpet flooring ,T.V point, generous storage in the eaves and radiator.



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**



FOUR BED SEMI DETACHED

TOTAL FLOOR AREA: 1693 sq.ft. (157.3 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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