



## 2 Highfield Drive, Alkrington



- Spacious Three Bed Semi Detached With Large Ground Floor Extension
  - Gas Central Heated / uPVC Double Glazed Windows
  - Sunshine Lounge / Separate Dining Room / Dining Kitchen
    - Down-Stair Shower Room And Utility
- Three-First Floor Bedrooms And Three-Piece Shower Room
  - Off Road Parking And Gardens To The Front And Rear

Asking Price £325,000

Spacious three bed semi detached property which has been enhanced by a large ground floor front to rear extension creating an extra reception room and extended dining kitchen. A further side ground floor extension provides a useful three-piece shower room and utility room. Briefly comprising of gas central heating, uPVC double glazed windows, large bay fronted sunshine lounge, separate dining room, extended dining kitchen, shower room and utility. The first floor affords three bedrooms and a three-piece shower room. Externally to the front is a paved driveway providing off road parking and a lawned garden with mature borders housing a variety of plants and shrubs. To the rear is an enclosed cottage garden with an array of feature beds and a paved patio area. 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

### HALLWAY

Entrance hall with laminated wooden flooring, coved ceiling, radiator and staircase rising to the first floor.

### SUNSHINE LOUNGE

7.94m x 3.42m (26'0" x 11'2")

Front to rear aspect with bay window, feature beamed ceiling, inglenook fireplace housing electric fire, two radiators and carpet flooring. Sliding patio doors lead out to the rear garden.



### DINING ROOM

3.83m x 3.43m (12'6" x 11'3")

Front aspect with laminated wooden flooring, wall mounted T.V point, recess housing bar area and radiator.



### DINING KITCHEN

5.03m x 3.19m (16'6" x 10'5")

Spacious dining kitchen to the rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with stainless steel extractor above, built in electric oven, laminated wooden flooring and radiator.



### SHOWER ROOM

Three-piece ground floor shower room comprising of shower cubicle, vanity wash-basin with fitted cupboard below, low-level W.C, fully tiled walls and heated towel rail.

### UTILITY ROOM

2.17m x 1.60m (7'1" x 5'2")

Useful utility room with space and plumbing for washing machine and dryer, laminate flooring and external access.

### FIRST FLOOR

#### BEDROOM 1

4.00m x 3.41m (13'1" x 11'2")

Front aspect with bay window, fitted wardrobes, picture rail, carpet flooring and radiator.



## BEDROOM 2

3.84m x 3.41m (12'7" x 11'2")

Rear aspect with fitted wardrobes, picture rail, carpet flooring and radiator.



## BEDROOM 3

2.51m x 1.90m (8'2" x 6'2")

Front aspect with carpet flooring and radiator.

## SHOWER ROOM

Three-piece shower room comprising of shower cubicle, vanity wash-basin with fitted cupboard below, low-level W.C, fully tiled walls, laminate wooden effect cushioned flooring and heated towel rail.

## OUTSIDE

Externally to the front is a paved driveway providing off road parking and a lawned garden with mature borders housing a variety of plants and shrubs. To the rear is an enclosed cottage garden with an array of feature beds and a paved patio area.

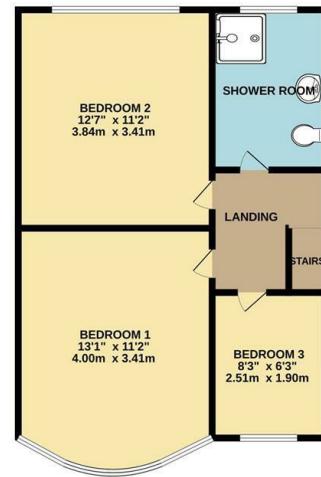
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
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(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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  
762 sq.ft. (70.8 sq.m.) approx.

1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



#### THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 1214 sq.ft. (112.8 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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