



38 Kirkway, Alkrington



- Superb Two Bed Semi Detached Dormer Bungalow
- Lounge / Dining Kitchen / Down-Stair Shower Room And Bedroom
- Large Bedroom In The Dormer With En-Suite Shower Room
- Block Paved Driveway / Soil And Shingle Front Garden
- Rear Feature Patio And Shingle Garden / External W.C
- External Structure With Fixed Bar, Light And Power

Offers In Excess Of £280,000

Superb two bed semi detached dormer bungalow with block-paved driveway and gardens. This super property also benefits from a separate external structure with light and power ideal as home office or entertainment area. Briefly comprising of gas central heating, uPVC double glazed windows, hallway, lounge with open plan to the dining kitchen, ground floor three-piece shower room and bedroom. A fixed staircase leads to the dormer with a large bedroom and en-suite shower room. Externally to the front is a shingle and soil garden and a block paved driveway extending down the side providing generous off road parking. To the rear is a large feature paved patio area and shingle garden and an external W.C. A separate structure at the foot of the garden is currently used as an entertainment area with fitted bar, light and power. 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

Spacious hallway with laminated wooden flooring, radiator and staircase rising to the dormer.

LOUNGE

4.54m 3.27m (14'10" 10'8")

Front aspect with wall mounted T.V point, laminated wooden flooring, spotlights and radiator. Open plan to dining kitchen.



DINING KITCHEN

4.26m x 3.12m (13'11" x 10'2")

Rear aspect with a range of wall and base units incorporating breakfast bar, resin sink, "Neff" induction hob, built in electric oven, integrated dishwasher, integrated washing machine, space for "American style" Fridge/Freezer, spotlights and laminated wooden flooring. External access.



BEDROOM 1

3.64m x 2.76m (11'11" x 9'0")

Rear aspect with laminated wooden flooring and radiator.

SHOWER ROOM

Three-piece shower room comprising of shower cubicle, vanity wash-basin with cupboard below and attached low-level W.C, tiled flooring, fully tiled walls, tall radiator and laminated wooden flooring.



FIRST FLOOR

BEDROOM 2

5.12m x 5.05m (16'9" x 16'6")

Large dormer bedroom with laminated wooden flooring, wall mounted T.V point, spotlights and radiator. There is an open plan tiled area which accommodate a large deep fill bath.

EN-SUITE

Three-piece en-suite comprising of corner rain shower, vanity wash-basin, low-level W.C, spotlights and fully tiled walls and flooring.

OUTSIDE

Externally to the front is a shingle and soil garden and a block paved driveway extending down the side providing generous off road parking. To the rear is a large feature paved patio area and shingle garden and an external W.C. A separate structure at the foot of the garden is currently used as an entertainment area with fitted bar, light and power.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales

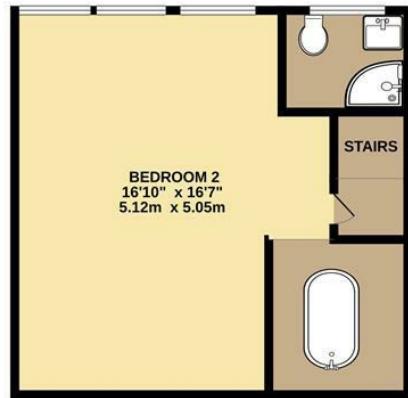
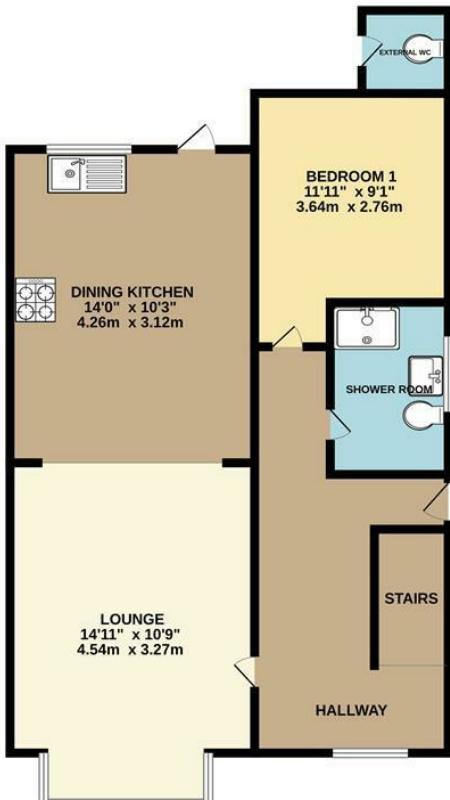
EU Directive 2002/91/EC



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
557 sq.ft. (51.7 sq.m.) approx.

1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TWO BED SEMI DETACHED DORMER BUNGALOW

TOTAL FLOOR AREA: 846 sq.ft. (78.6 sq.m.) approx.

Whilst every reasonable care has been taken to ensure accurate measurements, these floor plans are intended as a guide only. All dimensions, 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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