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89 Hardfield Road, Alkrington



- Spacious FOUR Bed Semi Detached Dormer Bungalow
 - Gas Central Heated / uPVC Double Glazed / Solar Panels And CCTV
 - Spacious Bay Fronted Lounge and Bedroom 2 (currently used as office)
- Inner Hall With Access To Shower Room , Bedroom One, Kitchen And Large Conservatory
 - Two Dormer Bedrooms And Bathroom (one used as dressing room)
- Large Block Paved Driveway / Enclosed Rear Lawned Garden With Decked Patios

Asking Price £355,000

Spacious FOUR bed semi detached dormer bungalow with block paved driveway, large conservatory to the rear and an enclosed lawned garden with decked patios. Briefly comprising of gas central heating, uPVC double glazed windows, enclosed entrance porch and hall with stairs to the dormer and access to the office/bedroom two and a large bay fronted lounge. An inner hall leads to the main bedroom, shower room and the kitchen which opens out to a fabulous conservatory with double doors to the rear garden. The dormer accommodates a good sized third bedroom, bathroom and fourth bedroom (currently used as a dressing room). Externally to the front is a large block paved driveway with gates leading down the side affording generous off road parking. To the rear is a full width decked patio and a further raised decked patio with balustrade. There is also a lawned garden with paved and soil borders housing a variety of mature plants and shrubs.

Situated in the much sought after area of Alkrington with easy walking distance to its shops and facilities 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

Spacious enclosed porch leading to...

HALL

Hall with access to store, staircase rising to the first floor, office (bed 2) and spacious bay fronted lounge.

BEDROOM 2 (currently used as office)

2.88m x 2.64m (9'5" x 8'7")

Side aspect with carpet flooring and radiator.

LOUNGE

5.82m x 3.49m (19'1" x 11'5")

Front aspect with bay window, gas fire set within feature surround, coved ceiling, laminated wooden flooring, T.V point and two radiators. Access to inner hall.



INNER HALL

Inner hall leading to shower room, bedroom one, kitchen and conservatory.

SHOWER ROOM

Three-piece shower room comprising of corner shower, vanity wash-basin, low-level W.C, fully tiled walls and flooring, heated towel rail and spotlights.

KITCHEN

2.80m x 2.65m (9'2" x 8'8")

Fitted kitchen with a range of wall and base units incorporating sink unit, gas hob with stainless steel extractor above, built in electric oven, space and plumbing for washing machine, spotlights and tiled flooring. Open access to conservatory.



CONSERVATORY

6.38m x 3.93m (20'11" x 12'10")

Spacious conservatory to the rear aspect with tiled flooring, T.V point and three radiators. Double doors lead to the rear garden.



BEDROOM 1

3.76m x 3.34m (12'4" x 10'11")

Rear aspect with fitted wardrobes, coved ceiling, carpet flooring and radiator.



FIRST FLOOR

BEDROOM 3

4.03m x 3.44m (13'2" x 11'3")

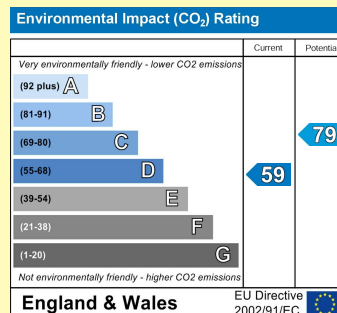
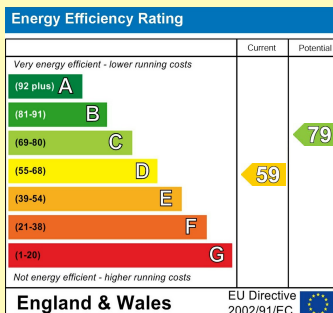
Rear aspect with Velux window, wall mounted T.V point, carpet flooring, two radiators and storage in the eaves.



BEDROOM 4 (dressing room)

1.76m x 1.48m (5'9" x 4'10")

Side aspect with carpet flooring, radiator and open storage.



BATHROOM

Three-piece bathroom comprising of bath with shower off mixer taps, vanity wash-basin, low-level W.C, Velux window, radiator and carpet flooring.

OUTSIDE

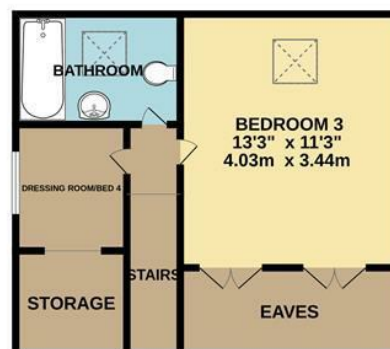
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*PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as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

GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.2 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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