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27 Warwick Road, Alkrington



- Very Spacious THREE Bed Semi Detached Dormer Bungalow
  - Two Reception Rooms / Kitchen And Conservatory
    - Two Ground Floor Bedrooms And Bathroom
    - Third Bedroom In The Dormer With En-Suite W.C
- Lawned Front Garden / Block Paved Driveway And Detached Garage
  - Delightful Rear Lawned Garden With Patio Areas - NO CHAIN

Offers In Excess Of £279,995

NO CHAIN - Very spacious THREE bed semi detached dormer bungalow with detached garage, block paved driveway and lawned gardens to the front and rear. Briefly comprising of gas central heating, uPVC double glazed windows, enclosed porch, hall, bay fronted lounge, separate dining room, kitchen, conservatory, three-piece bathroom and two ground floor bedrooms. A fixed staircase leads to the dormer housing a large third bedroom with an en-suite W.C and generous storage. Externally to the front is a lawned garden and block paved driveway extending down the side leading to the detached garage. To the rear a patio area and established lawned garden with mature borders with a feature arch leading to a further patio at the foot. 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

### PORCH

Enclosed entrance porch leading to....,

### HALL

Hallway with carpet flooring, radiator and storage. Access to ...

### LOUNGE

5.24m x 3.50m (17'2" x 11'5")

Front aspect with bay window, electric fire set within surround, carpet flooring and radiator. Staircase rising to the first floor and access to inner hall.



### DINING ROOM

3.17m x 2.68m (10'4" x 8'9")

Side aspect with carpet flooring and radiator. Access to bedroom 2.

### KITCHEN

2.83m x 2.68m (9'3" x 8'9")

Side aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, cooker point, space and plumbing for washing machine, carpet flooring and radiator. External access.

### BEDROOM 1

3.80m x 3.48m (12'5" x 11'5")

Rear aspect with carpet flooring and radiator.



### BEDROOM 2

3.40m x 3.33m (11'1" x 10'11")

Rear aspect with carpet flooring and radiator. (currently used as a sitting room). Sliding doors lead to the conservatory.

### CONSERVATORY

3.68m x 2.30m (12'0" x 7'6")

Rear aspect with carpet flooring. Access to rear garden.



### BATHROOM

Three-piece bathroom comprising of bath with shower above, vanity wash-basin, low-level W.C, fully tiled walls, laminate flooring and radiator.

## FIRST FLOOR

### BEDROOM 3

4.37m x 3.36m (14'4" x 11'0")

Rear aspect with carpet flooring, Velux window and radiator. Access to large storage and en-suite W.C.



**W.C**

Useful en-suite W.C with low-level W.C and vanity wash-basin, carpet flooring and radiator.

**OUTSIDE**

Externally to the front is a lawned garden and block paved driveway extending down the side leading to the detached garage. To the rear a patio area and established lawned garden with mature borders with a feature arch leading to a further patio at the foot.



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

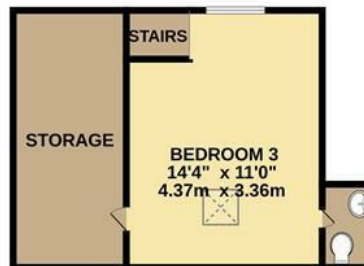
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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  
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



THREE BED SEMI DETACHED DORMER BUNGALOW

TOTAL FLOOR AREA: 1125 sq.ft. (104.6 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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