mcgowan homes

34 Walsingham Avenue, Alkrington

- Very Well Presented Three Bed Detached
- Gas Central Heated / uPVC Double Glazed
- Lounge / Dining Area And Kitchen / Sitting Room (Original Garage - no building regs)
- En-Suite To Master Bed / Three-Piece Bathroom
- Tarmacadam Driveway And Lawned Front Garden
- Large Rear Decked Patio And An Enclosed Lawned Garden

£350,000

Very well presented three bed detached family home located in a highly regarded position in Alkrington Garden Village. Briefly comprising of gas central heating, uPVC double glazed windows, entrance hall leading to the main lounge with open access to the dining area, kitchen and staircase leading to the first floor. The original garage has been converted to create an extra reception room to the front. (no building regs). The first floor affords three bedrooms, the master with an en-suite shower room and a separate three-piece bathroom. Externally to the front is a tarmacadam driveway providing off road parking and a lawned garden with borders. Gated access down either side of the property leads to a large full width decked patio and enclosed lawned garden.
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

HALL
Entrance hall with coved ceiling and carpet flooring. Access to sitting room and lounge.

LOUNGE
4.59m x 3.30m (15'0" x 10'9")
Front aspect with electric fire set within feature surround, picture rail, coved ceiling, laminated wooden flooring and radiator. Open plan to dining area and staircase rising to the first floor.

DINING AREA
3.41m x 2.26m (11'2" x 7'4")
Rear aspect with laminated wooden flooring, picture rail and radiator. Sliding doors lead to the rear garden and open aspect to the kitchen.

KITCHEN
3.64m x 2.90m (11'11" x 9'6")
Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, five ring gas hob with stainless steel extractor above, built in electric oven, space and plumbing for an automatic washing machine, carpet flooring and access to storage.

FIRST FLOOR

BEDROOM 1
3.80m x 3.05m (12'5" x 10'0")
Rear aspect with carpet flooring and radiator. Access to en-suite.

EN-SUITE

Three-piece en-suite comprising of shower cubicle, vanity wash-basin, low-level W.C, Aqua panel walls, tile laminate flooring and radiator.

BEDROOM 2

3.10m x 2.87m (10'2" x 9'4")

Front aspect with carpet flooring and radiator.

BEDROOM 3

2.94m x 2.18m (9'7" x 7'1")

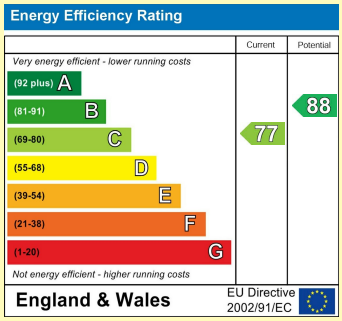
Front aspect with carpet flooring and radiator.

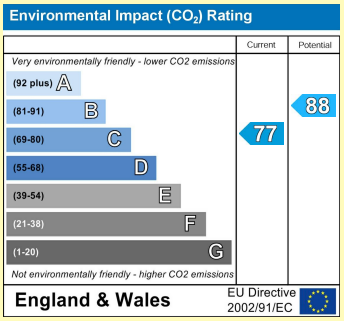
BATHROOM

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

OUTSIDE

Externally to the front is a tarmacadam driveway providing off road parking and a lawned garden with borders. Gated access down either side of the property leads to a large full width decked patio and enclosed lawned garden.





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
494 sq.ft. (45.9 sq.m.) approx.

THREE BED DETACHED

TOTAL FLOOR AREA : 1050 sq.ft. (97.6 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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