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## 9 Hanley Close, Alkrington



- Very Spacious And Extended Two Bed Detached Bungalow At Head Of Cul-De-Sac
  - Enclosed Porch, Large Bay Fronted Lounge
    - Dining Area Opening to Kitchen
  - Rear Conservatory / Four-Piece Bathroom And Study
- Block Paved Driveway / Attached Carport / Lawned Front Garden
  - Rear Lawned Garden And Patio / Detached Garage

£370,000

Very spacious and extended two bed detached true bungalow with rear conservatory, attached car-port, detached garage to the rear, driveway and lawned gardens to the front and rear. This super property is situated at the head of a quiet cul-de-sac in the ever popular Alkrington garden village. Briefly comprising of gas central heating, uPVC double glazed windows, enclosed entrance porch, hallway and spacious lounge. An inner hallway leads to the two double bedrooms, dining area opening to the kitchen and conservatory, two double bedrooms, study and a large four-piece bathroom.

Externally to the front is a walled and lawned front garden with feature soil borders a block paved driveway providing off road parking and attached car-port. To the rear is a delightful mature lawned garden housing an abundance of mature plants and shrubs patio areas and a detached garage.

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.

### PORCH

Enclosed entrance porch with tiled flooring. Access to ...

### HALLWAY

Hallway with carpet flooring and radiator. Access to storage area and access to lounge.

### LOUNGE

5.71m x 4.05m (18'8" x 13'3")

Front aspect with bay window, gas fire set within feature surround, coved ceiling, carpet flooring and two radiators. Access to inner hallway.



### INNER HALL

Access to ....

### DINING AREA

2.77m x 2.76m (9'1" x 9'0")

Side aspect with carpet flooring, radiator and external access. Open plan to kitchen.



### KITCHEN

4.10m x 2.42m (13'5" x 7'11")

Rear aspect with a range of wall and base units incorporating one and a half bow stainless steel sink, electric hob with extractor above, built in double electric oven, space and plumbing for washing machine, integrated fridge/freezer and tile laminate flooring. Double door lead to the conservatory.



### CONSERVATORY

4.38m x 2.83m (14'4" x 9'3")

Rear aspect with carpet flooring and radiator. Sliding doors provide access to the rear garden.





**BEDROOM 1**

4.78m x 3.29m (15'8" x 10'9")

Rear aspect with fitted wardrobes, matching dresser and bedside cabinets, coved ceiling, carpet flooring and radiator.



**BEDROOM 2**

3.78m x 2.88m (12'4" x 9'5")

Rear aspect with fitted wardrobes, matching dresser and bedside cabinets, coved ceiling, carpet flooring and radiator.



**OFFICE**

1.90m x 1.64m (6'2" x 5'4")

Side aspect with carpet flooring and radiator.

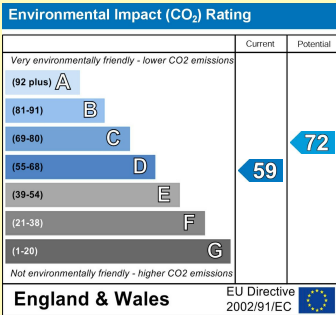
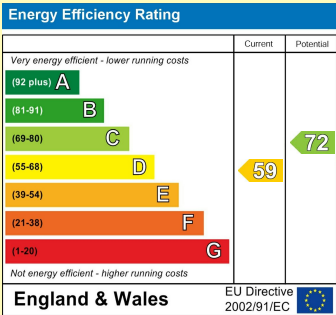
**BATHROOM**

Spacious four-piece bathroom comprising of corner bath with shower off mixer taps, separate shower cubicle, sink, low-level W.C, coved ceiling, part tiled walls, tile laminate flooring and radiator.



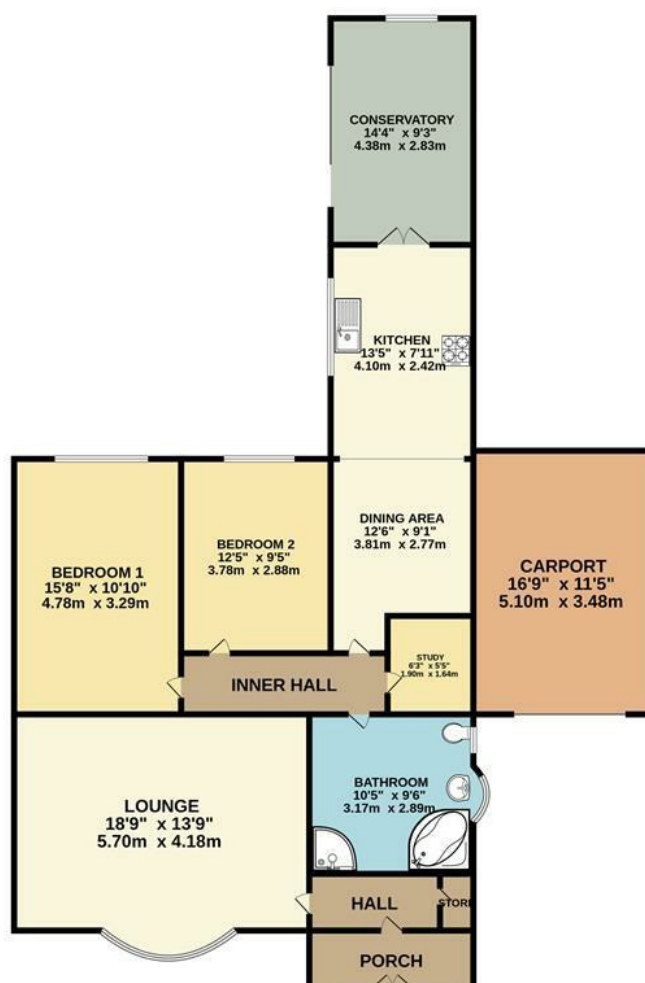
**OUTSIDE**

Externally to the front is a walled and lawned front garden with feature soil borders a block paved driveway providing off road parking and attached car-port. To the rear is a delightful mature lawned garden housing an abundance of mature plants and shrubs patio areas and a detached garage.



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  
1366 sq.ft. (126.9 sq.m.) approx.



TWO BED DETACHED BUNGALOW

TOTAL FLOOR AREA: 1366 sq.ft. (126.9 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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