



• mcgowan homes •

14 Mount Road, Alkrington



- Exceptional FOUR BED EXTENDED Semi Detached Over Three Storeys
 - Large Enclosed Porch / Down-Stair W.C / 3rd Reception Area
- Bay Fronted Lounge / Sitting Room With Open Access To Large Family Dining Kitchen
 - Four-Piece Family Bathroom / Fixed Staircase To Fourth Bedroom
 - Block Paved Driveway / Integral Garage / Rear Paved Patio
- Astroturf Lawned Garden / Outdoor Structure Housing Bar And Decking

£475,000

Exceptional FOUR bed extended semi detached over three storeys. This immaculately presented property briefly comprises of gas central heating, uPVC double glazed windows, large enclosed porch, spacious hallway, down-stair W.C, bay fronted lounge, sitting room with open plan to a fabulous family dining kitchen with glass vaulted ceiling and bi-folding doors, open plan to a further reception area and access to a large integral garage. The first floor affords three generously proportioned bedrooms and a luxurious FOUR piece bathroom. A fixed staircase to the 2nd floor accommodates a large double fourth bedroom with storage in the eaves. Externally to the front is a block paved driveway providing off road parking and integral garage with up and over door. To the rear is a full width paved patio with a feature brick wall and steps to an "Astroturf" lawned garden separated by a pathway to the foot of the garden. There is also a separate structure situated at the bottom of the garden which has a fixed bar, laminate flooring and access to a decked area housing an "outdoor Jacuzzi". This super property is conveniently positioned for Alkington's shops, facilities 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 porch with ceramic tiled flooring.

HALLWAY

Spacious hallway with ceramic tiled flooring, radiator and staircase rising to the first floor.

W.C

Down-stair W.C with vanity wash-basin, spotlights, fully tiled walls and ceramic tiled flooring.

LOUNGE

4.28m x 3.61m (14'0" x 11'10")

Front aspect with bay window, wall mounted T.V point, ceramic tiled flooring, spotlights and radiator.



SITTING ROOM

4.33m x 3.62m (14'2" x 11'10")

Rear sitting room with a full length brick feature wall housing wall mounted T.V point, wood burning stove with solid oak wooden mantle and tiled hearth, ceramic tiled flooring, radiator and spotlights. Open plan to family dining kitchen.



FAMILY DINING KITCHEN

8.16m x 5.21m (26'9" x 17'1")

Fabulous full width family dining kitchen with a range of wall and base units with "Quartz" work-surfaces and a central island incorporating sink and "Quartz" surface, "Rangemaster" five ring hob with extractor above, built in double electric oven, integrated fridge/freezer, integrated dishwasher, integrated wine rack, large glass vaulted ceiling creating a good deal of light, radiator and spotlights. Bi-folding doors open out to the rear garden and there is open plan access to a further reception room and access to the integral garage.



RECEPTION ROOM

3.17m x 2.44m (10'4" x 8'0")

Rear aspect with ceramic tiled flooring, spotlights and radiator.

FIRST FLOOR

BEDROOM 1

4.23m x 3.65m (13'10" x 11'11")

Front aspect with fitted bedroom furniture incorporating a range of wardrobes, double draw pack, wall mounted T.V, spotlights, carpet flooring and radiator.



BEDROOM 2

4.18m x 3.61m (13'8" x 11'10")

Rear aspect with fitted wardrobes, wall mounted T.V point, carpet flooring, spotlights and radiator.



BEDROOM 3

7.32m x 2.16m (24'0" x 7'1")

Front to rear aspect with fitted wardrobes and drawer pack, wall mounted T.V point, carpet flooring, spotlights and radiator.

BATHROOM

Luxurious FOUR-piece bathroom suite comprising of stand alone deep fill bath, walk-in rain shower, double sink unit with fitted cupboards below, low-level W.C, fully tiled walls and flooring, spotlights and tall heated towel rail.



SECOND FLOOR

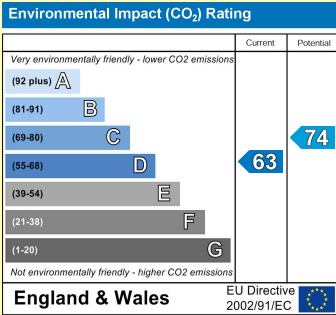
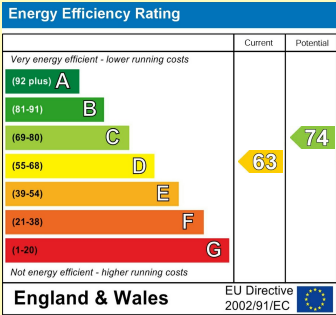
BEDROOM 4

5.69m x 5.03m (18'8" x 16'6")

Rear aspect with carpet flooring and radiator.

OUTSIDE

Externally to the front is a block paved driveway providing off road parking and integral garage with up and over door. To the rear is a full width paved patio with a feature brick wall and steps to an "Astroturf" lawned garden separated by a pathway to the foot of the garden. There is also a separate structure situated at the bottom of the garden which has a fixed bar, laminate flooring and access to a decked area housing an "outdoor Jacuzzi".



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**



FOUR BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA: 2102 sq.ft. (195.3 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.

Made with Metropix ©2025

THINKING OF SELLING?

To find out why more homeowners are moving with McGowan Homes & Property Services, contact us for a free market appraisal of your home. We pride ourselves on a professional, efficient and friendly service. Let US take the worry out of your move.

TELEPHONE
0161 655 4113

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

43 Middleton Gardens, Middleton, Manchester M24 1AB

Telephone: 0161 655 4113

www.mcgowanhomes.co.uk

The above particulars are believed to be correct, but are not guaranteed, and form no part of any contract. No responsibility in respect of these particulars, which are supplied for guidance only and without liability, can be accepted by McGowan Home & Property Services, not by their clients, and any intending purchaser or lessee must satisfy himself by inspection or otherwise to the accuracy of all details contained therein. All property offered subject to availability. The Supply of Goods and Services Act 1982, does not apply to this brochure.