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12 Stratford Road, Alkrington



- Three Bed Detached Bungalow Set On A Substantial Corner Plot
 - Gas Central Heating / Double Glazed Windows
 - Dining Room / Lounge And Kitchen
 - Three-Piece Wet Room
- Lawned Gardens To The Front And Side / Large Tarmacadam Driveway
 - Detached Garage / Enclosed Rear Patio And Lawned Garden

£375,000

Three bed detached bungalow set on a substantial sized corner plot with a large tarmac driveway, front and side lawned gardens, detached garage and a full width paved patio to the rear leading to the enclosed lawned garden. This super property affords excellent potential for internal upgrading. Briefly comprising of gas central heating, double glazed windows, dining room, lounge, kitchen, three bedrooms and a three-piece wet room. Externally to the front is a tarmac driveway with generous off road parking and a lawned garden. There is also a side lawned garden which provides access to the property. To the rear is a detached garage, large paved patio and an 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.

PORCH

Large entrance porch leading to....

Dining Room

Spacious dining room with coved ceiling and radiator.

LOUNGE

4.92m x 3.80m (16'1" x 12'5")

Front aspect with electric fire set within feature surround, coved ceiling, carpet flooring and radiator.



KITCHEN

3.22m x 3.22m (10'6" x 10'6")

Rear aspect with a range of wall and base units incorporating one and a half bowl resin sink, five ring gas hob, electric cooker point, space and plumbing for an automatic washing machine, carpet flooring and radiator.



BEDROOM 1

4.17m x 3.23m (13'8" x 10'7")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.354m x 3.06m (11'0" x 10'0")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 3

2.43m x 2.43m (7'11" x 7'11")

Side aspect with fitted wardrobes, carpet flooring and radiator.



WET ROOM

Three-piece wet room comprising of shower, sink, low-level W.C, fully tiled walls and radiator.



OUTSIDE

Externally to the front is a tarmacadam driveway with generous off road parking and a lawned garden. There is also a side lawned garden which provides access to the property. To the rear is a detached garage, large paved patio and an enclosed lawned garden.

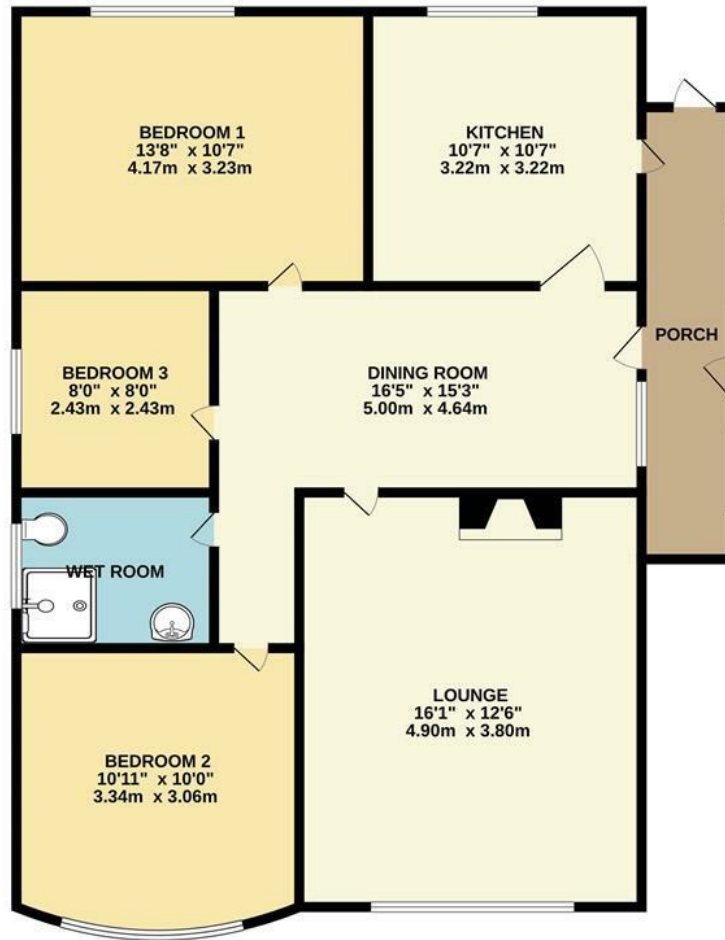


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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
915 sq.ft. (85.0 sq.m.) approx.



THREE BED DETACHED BUNGALOW

TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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