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61 Cheltenham Road, Alkrington



- Well Presented Two Bed Semi Detached True Bungalow
 - Gas Central Heated / uPVC Double Glazed
 - Lounge / Kitchen And Conservatory
- Three-Piece Shower Room / Detached Garage
 - Lawned Gardens To The Front And Rear
 - Driveway Providing Off Road Parking

£295,000

Well presented two bed semi detached bungalow with driveway, rear conservatory, detached garage and lawned gardens to the front and rear. Briefly comprising of gas central heating, uPVC double glazed windows, spacious lounge and kitchen. An inner hallway leads to the bedrooms, shower room and conservatory. Externally to the front is a lawned garden with mature borders, a paved driveway with gated access down the side with access to the detached garage and garden. The rear garden comprises of a full width patio leading to the enclosed lawned garden with mature borders housing a variety of plants and shrubs. 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.

ENTRANCE

Side entrance via the kitchen.

LOUNGE

6.07m x 4.01m (19'10" x 13'1")

Spacious lounge to the front aspect with electric fire set within feature surround, shutter blinds, carpet flooring and two radiators.



KITCHEN

4.0m x 2.74m (13'1" x 8'11")

Side aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with extractor above, built in double electric oven, space and plumbing for an automatic washing machine, laminate flooring and radiator.



INNER HALL

Inner hallway with access to storage. Access to bedrooms and shower room.

BEDROOM 1

3.75m x 3.42m (12'3" x 11'2")

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



CONSERVATORY

2.98m x 2.72m (9'9" x 8'11")

Rear aspect with carpet flooring, spotlights and radiator. External access to the rear.



BEDROOM 2

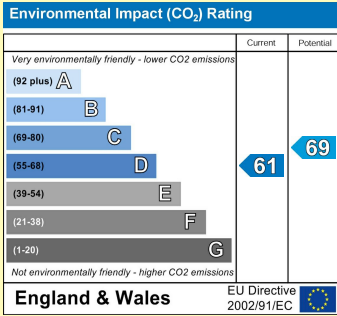
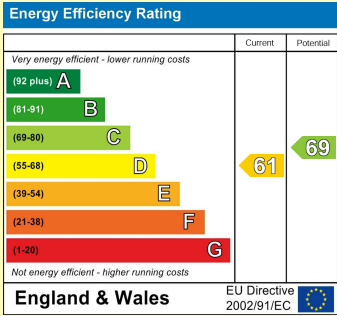
3.42m x 3.04m (11'2" x 9'11")

Rear aspect with fitted wardrobes and matching drawer set, carpet flooring and radiator.



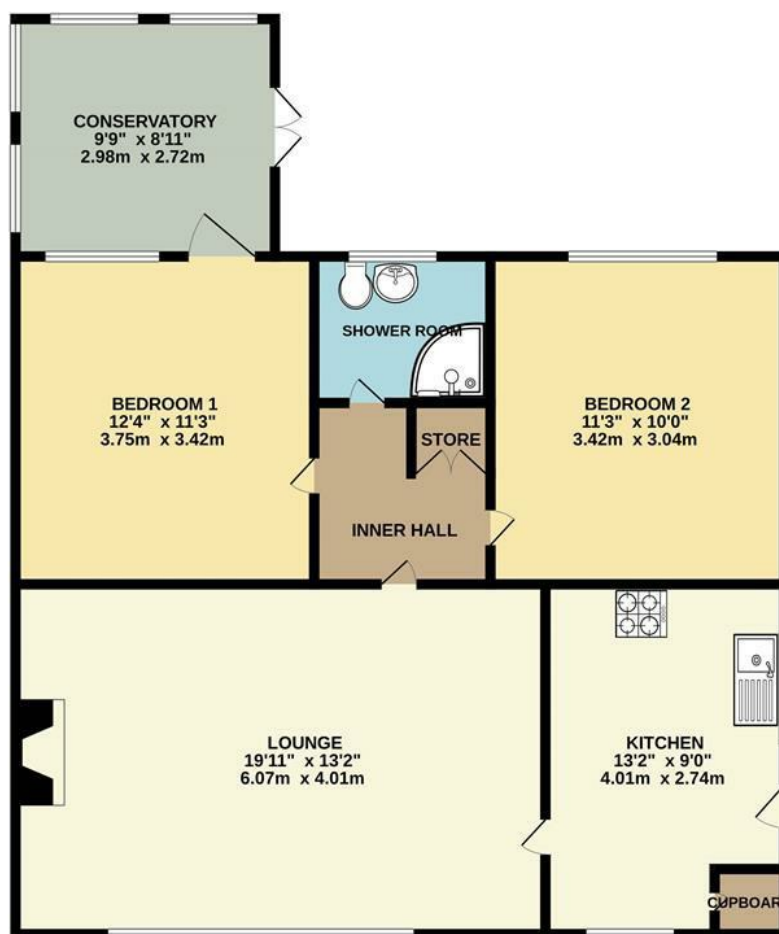
OUTSIDE

Externally to the front is a lawned garden with mature borders, a paved driveway with gated access down the side with access to the detached garage and garden. The rear garden comprises of a full width patio leading to the enclosed lawned garden with mature borders housing a variety of plants and shrubs.



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
817 sq.ft. (75.9 sq.m.) approx.



TWO BED SEMI DETACHED BUNGALOW

TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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