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38 Manor Road, Alkrington



- Very Well Presented Three Bed Semi Detached With Loft Room
 - Down-Stair W.C / Two Reception Rooms And Kitchen
 - Two-Piece Shower Room / Separate W.C
- Three Generous Sized First Floor Bedrooms / Access To Loft Room
 - Detached Garage / Lawned Front Garden And Driveway
 - Large Rear Landscaped Lawned Gardens

£360,000

Very well presented three bed semi detached with large landscaped rear lawned garden. This super property has much to offer and the sought after prime location in Alkington adds to its appeal. Briefly comprising of gas central heating, uPVC double glazed windows, entrance porch, hallway, useful down-stair W.C, dining room, extended rear lounge and fitted kitchen to the ground floor. The first floor affords three good-sized bedrooms, a two piece shower room and separate W.C. A drop down ladder provides access to a large loft room with carpet flooring and storage in the eaves. Please note the loft room does not have building regulations to class as a fourth bedroom. Externally to the front is a walled and lawned garden with soil borders and a paved driveway with gated access down the side providing generous off road parking. To the rear is a detached garage and a large landscaped lawned garden with mature borders. Situated in the much sought after area of Alkington 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

PORCH

Enclosed entrance porch leading to...

HALLWAY

Hallway with laminated wooden flooring, radiator and staircase rising to the first floor.

W.C

Useful down-stair W.C with attached sink, laminate flooring, spotlights and part tiled walls.

DINING ROOM

4.41m x 3.41m (14'5" x 11'2")

Front aspect with carpet flooring and radiator.



LOUNGE

5.49m x 3.41m (18'0" x 11'2")

Spacious lounge to the rear aspect with coved ceiling, T.V point, carpet flooring and radiator.



KITCHEN

2.93m x 2.77m (9'7" x 9'1")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas cooker point, integrated dishwasher, integrated fridge, plumbing for washing machine, spotlights and radiator. Access to storage and external access.



FIRST FLOOR

BEDROOM 1

4.38m x 3.48m (14'4" x 11'5")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.73m x 3.45m (12'2" x 11'3")

Rear aspect with fitted wardrobes, sink unit, carpet flooring and radiator.



BEDROOM 3

2.98m x 2.59m (9'9" x 8'5")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



SHOWER ROOM

Two-piece shower room comprising of shower cubicle, vanity wash-basin with fitted cupboard below, laminate flooring, fully tiled walls, spotlights and heated towel rail.

OUTSIDE

Externally to the front is a walled and lawned garden with soil borders and a paved driveway with gated access down the side providing generous off road parking. To the rear is a detached garage and a large landscaped lawned garden with mature borders.



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	

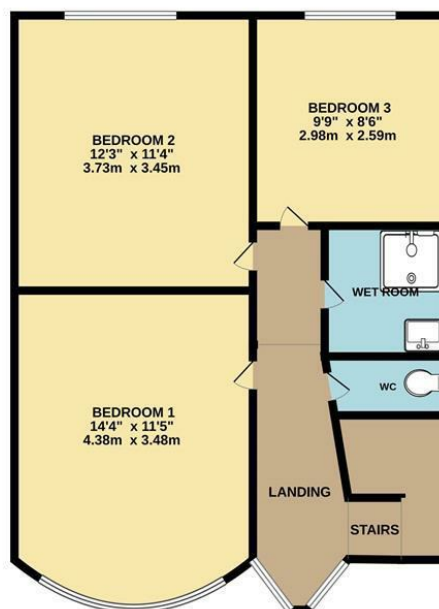
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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PLEASE 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
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 1151 sq.ft. (107.0 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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