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21 Conway Close, Alkrington



- Well Presented Three Bed Semi Detached
- Gas Central Heated / uPVC Double Glazed Windows
 - Lounge / Dining Area And Kitchen
 - Two-Piece Bathroom / Separate W.C
 - Large Tarmacadam Driveway
- Enclosed Rear Lawned Garden With Spacious Paved Patio

£275,000

Super three bed semi detached with driveway providing off road parking and a delightful enclosed rear lawned garden with large patio. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, dining area with open plan to the kitchen. The first floor affords three bedrooms, a two-piece bathroom with a separate W.C. Externally to the front is a tarmacadam driveway with gated access down the side leading to the rear full width patio and enclosed lawned garden. 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

HALLWAY

Entrance hall with carpet flooring and radiator. Access to lounge and staircase rising to the first floor.

LOUNGE

5.09m x 4.12m (16'8" x 13'6")

Front aspect with electric fire set within brick surround, coved ceiling, carpet flooring and radiator. Access to dining area.



DINING AREA

2.84m x 1.76m (9'3" x 5'9")

Rear aspect with coved ceiling, carpet flooring and radiator. Open plan to kitchen and double doors to the rear garden.



KITCHEN

3.83m x 3.14m (12'6" x 10'3")

Rear aspect with a range of wall and base units incorporating sink unit, cooker point, space and plumbing for an automatic washing machine, laminated wooden flooring and radiator.



FIRST FLOOR

BEDROOM 1

4.09m x 3.53m (13'5" x 11'6")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.53m x 2.81m (11'6" x 9'2")

Rear aspect with carpet flooring and radiator.

BEDROOM 3

3.09m x 2.47m (10'1" x 8'1")

Front aspect with carpet flooring and radiator.



BATHROOM

Two-piece bathroom comprising of bath, sink unit, fully tiled walls and flooring.



W.C

Separate low-level W.C with tiled flooring.

OUTSIDE

Externally to the front is a tarmacadam driveway with gated access down the side leading to the rear full width patio and 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

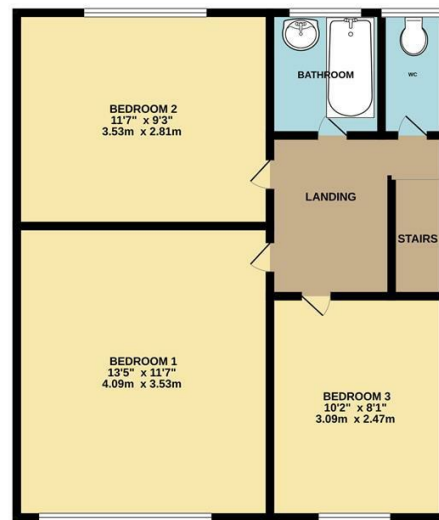
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 901 sq.ft. (83.8 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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