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4 Tenbury Drive, Alkrington



- Exceptional FIVE Bed Detached Set On Large Corner Plot
- Down-Stair W.C / Two Large Reception Rooms / Home Office
  - Dining Kitchen / Large Corner Conservatory
  - Master Bedroom With Four-Piece En-Suite
    - Lawned Gardens To Three Sides
    - Driveway / Double Integral Garage

Asking Price £535,000

Exceptional FIVE bed detached situated on a large corner plot affording spacious family accommodation. This prestige property is situated in a sought after position within Alkrington Garden Village and presented to an excellent standard with gardens to the front, side and rear. Briefly comprising of gas central heating, uPVC double glazed windows, down-stair W.C, two large reception rooms, dining kitchen, home office and a large corner conservatory. The first floor affords an exceptionally large master bedroom with four-piece en-suite bathroom, two further double bedrooms one with an en-suite shower room, two good-sized single bedrooms and a three-piece family shower room. Externally to the front is a tarmac driveway providing off road parking with lawned gardens either side with feature stone beds and a large double garage with up and over door. There is gated access down the side leading to a stone patio and lawned garden which in turn leads to the side lawned garden with decked area with canopy and a further decked patio at the foot. 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.

### GROUND FLOOR

#### HALLWAY

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

#### W.C

Down-stair low-level W.C with vanity wash-basin, part tiled walls, laminated wooden floor covering and radiator.

#### LOUNGE

4.82m x 4.52 (15'9" x 14'9")

Rear aspect with living flame gas fire set within feature surround, coved ceiling, T.V point, carpet flooring and radiator. Double doors to the dining room.



#### DINING ROOM

4.56m x 2.66m (14'11" x 8'8")

Rear aspect with coved ceiling, carpet flooring and radiator. Access to the conservatory.



#### HOME OFFICE

2.85m x 2.20m (9'4" x 7'2")

Front aspect with bay window, laminated wooden floor covering and radiator.

#### DINING KITCHEN

6.27m x 2.80m (20'6" x 9'2")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, five ring halogen induction hob with extractor above, built in double electric oven, built in wine-rack, under unit lighting, integrated dishwasher, part tiled walls and tiled flooring. There is a useful under-stair storage cupboard, external access and access to the large double garage.



#### CONSERVATORY

5.55m x 4.41m (18'2" x 14'5")

Large corner conservatory with laminated wooden floor covering, radiator and access to the canopied decked balcony.



**FIRST FLOOR**

Front aspect with wall mounted T.V point, laminated wooden floor covering and radiator. Access to en-suite.

**MASTER BEDROOM**

4.94m x 4.94m (16'2" x 16'2")

Front aspect with wall mounted T.V point, laminated wooden floor covering and radiator. Access to en-suite.



**BEDROOM 5**

2.63m x 2.43m (8'7" x 7'11")

Side aspect with fitted wardrobes, T.V point, laminated wooden floor covering and radiator.

**SHOWER ROOM**

Three-piece shower room comprising of shower, vanity wash-basin, low-level W.C, fully tiled walls and radiator.

**OUTSIDE**

Externally to the front is a tarmacadam driveway providing off road parking with lawned gardens either side with feature stone beds and a large double garage with up and over door. There is gated access down the side leading to a stone patio and lawned garden which in turn leads to the side lawned garden with decked area with canopy and a further decked patio at the foot.



**EN-SUITE BATHROOM**

Four-piece en-suite bathroom comprising of corner bath, separate shower cubicle, vanity wash-basin, low-level W.C, spotlights, fully tiled walls, radiator and laminated wooden floor covering.

**BEDROOM 2**

3.65m x 3.53m (11'11" x 11'6")

Front aspect with fitted wardrobes, T,V point, coved ceiling, radiator and laminated wooden floor covering. Access to en-suite shower room.



**EN-SUITE**

Three-piece en-suite shower room comprising of shower cubicle, vanity wash-basin with fitted cupboard below, low-level W.C, part tiled walls and radiator.

**BEDROOM 3**

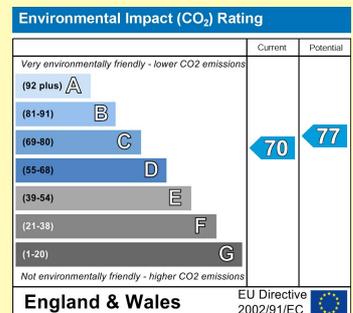
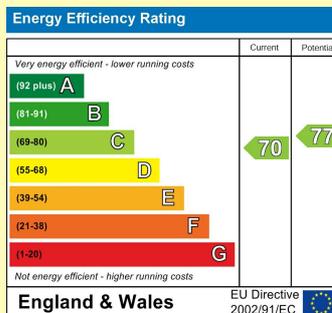
3.65m x 2.75m (11'11" x 9'0")

Rear aspect with coved ceiling, T.V point, laminated wooden floor covering and radiator.

**BEDROOM 4**

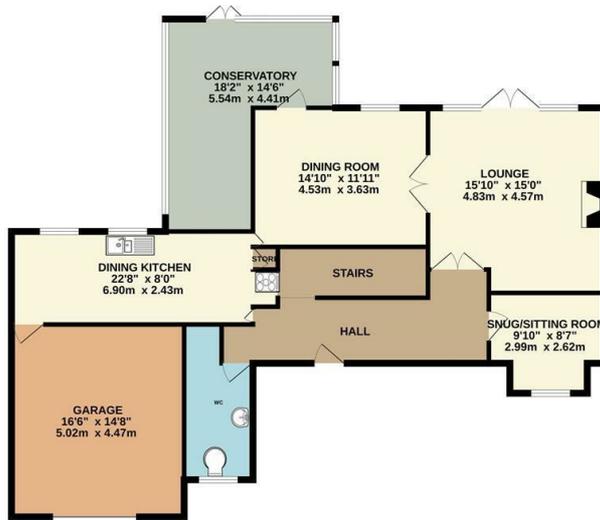
3.29m x 2.73m (10'9" x 8'11")

Rear aspect with fitted wardrobes, wall mounted T.V point, coved ceiling, laminated wooden floor covering and radiator.

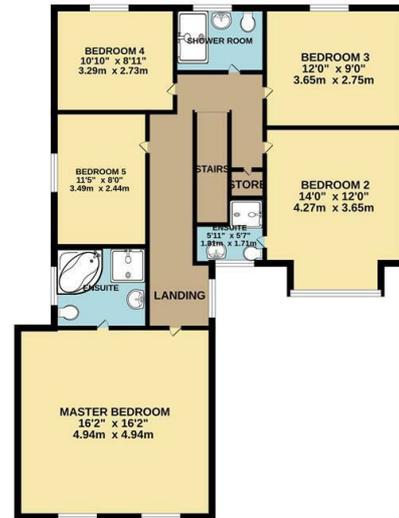


*PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only***

GROUND FLOOR



1ST FLOOR



FIVE BED DETACHED

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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