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65 Farmway, Alkrington



- Delightful Two Bed End Townhouse In Immaculate Order Throughout
 - Gas Central Heated / uPVC Double Glazed Windows
 - Lounge / Dining Kitchen / Three Piece Bathroom
 - Tarmacadam Driveway Providing Off Road Parking
- Large Rear Patio Leading To An Enclosed Lawned Garden

Asking Price £230,000

Delightful two bed end terraced with tarmacadam driveway and a lawned rear garden with spacious patio area. In immaculate condition throughout. Briefly comprising of gas central heating, uPVC double glazed windows, lounge and dining kitchen to the ground floor. The first floor affords the two bedrooms and a three-piece bathroom. Externally to the front is a tarmacadam driveway with space to off road park and a feature raised bed with soil border. Gated access down the side leads to a large patio area which in turn leads to an 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

HALL

Entrance hall with "herringbone" laminate flooring, radiator and staircase rising to the first floor.

LOUNGE

3.53m x 3.52m (11'6" x 11'6")

Front aspect with "herringbone" laminate flooring, T.V point and radiator.



DINING KITCHEN

4.70m x 3.06m (15'5" x 10'0")

Rear aspect with a range of wall and base units incorporating halogen hob with extractor above, built in electric oven, instant boiling water tap, space and plumbing for an automatic washing machine, under-stair storage, herringbone laminate flooring and space for dining table and chairs. External access.



FIRST FLOOR

BEDROOM 1

4.70m x 2.80m (15'5" x 9'2")

Front aspect with fitted wardrobes and matching drawers, picture rail, carpet flooring and radiator.





BEDROOM 2

3.08m x 2.76m (10'1" x 9'0")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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		88
(81-91) B		
(69-80) C	72	
(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	

BATHROOM

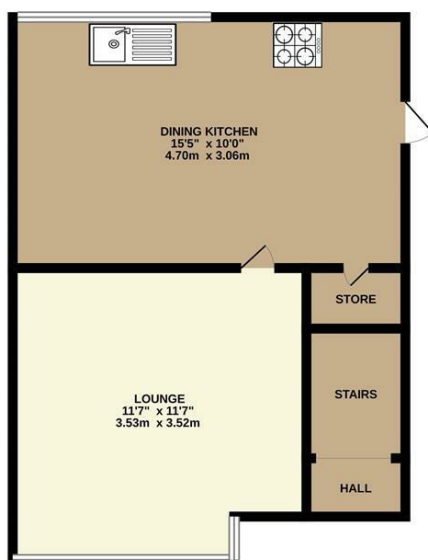
Three-piece bathroom comprising of bath with shower off mixer taps, vanity wash-basin, low-level W.C, "Amtico" flooring and heated towel rail.

OUTSIDE

Externally to the front is a tarmacadam driveway with space to off road park and a feature raised bed with soil border. Gated access down the side leads to a large patio area which in turn leads to an enclosed lawned garden.

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
321 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TWO BED END TOWNHOUSE

TOTAL FLOOR AREA : 628 sq.ft. (58.3 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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