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15 Alkrington Hall Road South, Alkrington



- Impressive FOUR Bed Extended Semi Detached Backing Onto Alkrington Woods
 - Lounge / Separate Dining Room / Family Dining Kitchen
- Utility Room And Down-Stair Shower Room / Three-Piece First Floor Bathroom
 - Converted Loft Housing Master Bedroom With En-Suite Shower Room
 - Driveway / Stepped Front Garden With Feature Stone Borders
- Tiered Rear Garden With Composite Decking / Lawned Garden And Summerhouse

£497,500

Impressive FOUR BED extended semi detached backing onto Alkrington Woods with single storey rear and side extensions and a converted loft area housing the master bedroom with an en-suite. This immaculately and thoughtfully presented property offers generous family accommodation in an enviable position on the "Woodside" of Alkrington. Briefly comprising of gas central heating, uPVC double glazed windows, bay fronted lounge, separate dining room, a large family dining kitchen along with a utility room and a down-stair shower room. The first floor affords three bedrooms and a bathroom with a fixed staircase to the converted loft bedroom which accommodates a large master bedroom with an adjoining three-piece shower room. Externally to the front is a sloping driveway and a stepped front garden with feature stone paths and raised borders housing a variety of plants and shrubs. To the rear is a full width composite decked patio with safety glass balustrade and steps down to a further decked patio with feature stone borders. Steps lead down to the lawned garden and large summerhouse at the foot of the garden with light and power. Situated on the prestigious 'Woodside' of Alkrington ideal for access to the picturesque local nature reserve 'Alkrington woods'. Also convenient for local shops and facilities, a good selection of schools, transport links and the M60 motorway network.

GROUND FLOOR

HALL

Hallway with laminated wooden flooring, picture rail, coved ceiling, spotlights and radiator. Access to under-stair storage and staircase rising to the first floor.

LOUNGE

4.16m x 3.89m (13'7" x 12'9")

Front aspect with bay window, gas fire, T.V point, coved ceiling, laminated wooden flooring and radiator. Double doors to the dining room.



DINING ROOM

3.64m x 3.59m (11'11" x 11'9")

Rear aspect with feature wood burning stove, coved ceiling, laminated wooden flooring and radiator. Access to utility, down-stair shower room and open access to dining kitchen.



UTILITY ROOM

2.46m x .15m (8'0" x .49'2")

Useful utility room with wall and base units, space and plumbing for automatic washing machine, space and vent for tumble dryer, laminated wooden flooring and access to shower room.

SHOWER ROOM

Three-piece shower room comprising of shower cubicle, vanity wash-basin, low-level W.C, tall heated towel rail, laminated wooden flooring and spotlights. External access.

FAMILY DINING KITCHEN

7.03m x 3.55m (23'0" x 11'7")

Rear aspect with a range of wall and base units with inset stainless steel sink "Butchers Block" work-surfaces and breakfast bar, range cooker with stainless steel extractor above, integrated dishwasher, space and plumbing for "American" style fridge/freezer, vaulted ceiling with three sky-light windows and spotlights. Double doors lead to the rear garden.





FIRST FLOOR

BEDROOM 2

3.51m x 3.28m (11'6" x 10'9")

Front aspect with built in fitted cupboards, picture rail, covered ceiling, T.V point, laminated wooden flooring and radiator.

BEDROOM 3

3.65m x 3.57m (11'11" x 11'8")

Rear aspect with picture rail, covered ceiling, laminated wooden flooring and radiator.

BEDROOM 4

2.32m x 2.11m (7'7" x 6'11")

Front aspect with covered ceiling, carpet flooring and radiator.

BATHROOM

Three-piece bathroom comprising of deep fill "claw foot" bath, vanity wash-basin with fitted cupboards below, low-level W.C, covered ceiling, laminated wooden flooring and heated towel rail.



SECOND FLOOR

MASTER BEDROOM

5.53m x 3.83m (18'1" x 12'6")

Spacious master bedroom with fitted storage in the eaves, spotlights, laminated wooden flooring, sky-light window and

radiator. Patio door leads to "Juliette" balcony overlooking the rear garden. Access to en-suite.

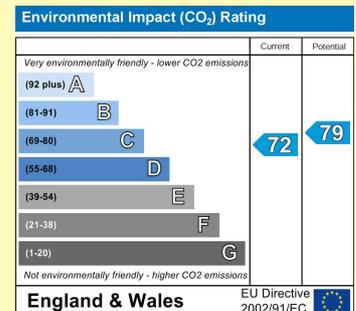
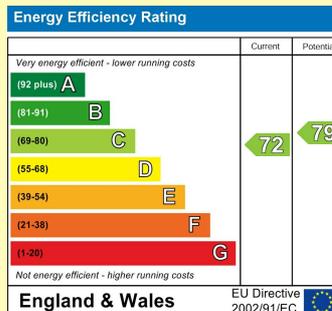


EN-SUITE

Three-piece en-suite comprising of shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, spotlights, laminated wooden flooring and radiator.

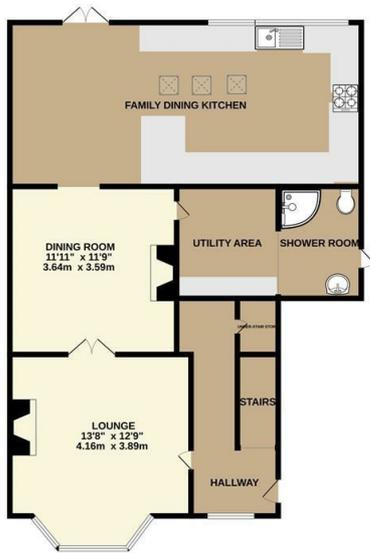
OUTSIDE

Externally to the front is a sloping driveway and a stepped front garden with feature stone paths and raised borders housing a variety of plants and shrubs. To the rear is a full width composite decked patio with safety glass balustrade and steps down to a further decked patio with feature stone borders. Steps lead down to the lawned garden and large summerhouse at the foot of the garden with light and power.



*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
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



2ND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



FOUR BED SEMI DETACHED

TOTAL FLOOR AREA: 1527 sq.ft. (141.9 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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