



93 Mossway, Alkrington



- Fabulous Three Bed Extended Semi Detached With Large Single Storey Extension
- Bay Fronted Lounge / Extended Rear Reception Room With Lounge And Dining Areas
  - Extended Dining Kitchen / Utility Room And Down-Stair W.C
  - Two-Piece Bathroom / Separate W.C / Block Paved Front Driveway
  - "Astroturf" Lawned Front Garden And Access To Integral Garage
- Full Width Stone Patio And Enclosed Lawned Garden With Feature Paving And Patio Areas

£390,000

Fabulous three bed semi detached with a large single storey extension to the rear. This stunning home is presented to an excellent standard throughout. Briefly comprising of gas central heating, uPVC double glazed windows, enclosed entrance porch, hallway, bay fronted lounge to the front and an extended rear reception room incorporating lounge and dining areas with double doors to the rear garden. In addition the dining kitchen has been extended which is a key feature of the property with high quality fixtures and fittings including "Quartz" work-surfaces and breakfast bar. There is also a very useful utility room and down-stairs W.C with further access to the integral garage with light and power. The first floor affords the three bedrooms (two double and a good-sized single) along with a two piece bathroom and a separate W.C. Externally to the front is a block-paved driveway providing off road parking leading to the integral garage with up and over door. There is also an "Astroturf" lawned garden with feature block paved borders. To the rear is a full width stone paved patio with feature circular steps and pathway forming a centre piece to the enclosed lawned garden with further patio areas 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

### PORCH

Enclosed entrance porch with laminated wooden flooring. Access to....

### HALL

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

### LOUNGE

**4.15m x 3.44m (13'7" x 11'3")**

Front aspect with bay window, inset living flame gas fire, coved ceiling, laminated wooden flooring, T.V point and radiator.



### REAR EXTENDED RECEPTION ROOM

**7.35m x 3.16m (24'1" x 10'4")**

Rear reception room with both lounge and dining areas, electric fire set within chimney breast, laminated wooden flooring, T.V point and radiator. Double doors lead to the rear garden.



### EXTENDED DINING KITCHEN

**5.87m x 4.86m (19'3" x 15'11")**

Rear aspect with a range of contemporary styled wall and base with "Quartz" work-surfaces, inset sink, breakfast bar with fitted cupboards below, five ring gas hob with stainless steel extractor above and matching "Quartz" splashback, built in electric oven, integrated dishwasher, part tiled walls, spotlights, tiled flooring and tall radiator. Double doors lead to the rear garden. Access to utility area, down-stair W.C and integral garage.



### UTILITY ROOM

**2.32m x 1.23m (7'7" x 4'0")**

Utility area with space for washing machine and tumble dryer, storage cupboards and laminate flooring.

## FIRST FLOOR

### BEDROOM 1

**4.03m x 3.50m (13'2" x 11'5")**

Front aspect with bay window, fitted wardrobes, wall mounted T.V point, carpet flooring and radiator.



## BEDROOM 2

3.83m x 3.22m (12'6" x 10'6")

Rear aspect with carpet flooring and radiator.



## BEDROOM 3

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

Front aspect with fitted wardrobes, carpet flooring and radiator.

## BATHROOM

Two-piece bathroom comprising of corner bath with rain shower above and shower off mixer taps, circular wash-basin with fitted cupboards below, fully tiled walls, tiled flooring and tall heated towel rail.

## W.C

Separate low-level W.C.

## OUTSIDE

Externally to the front is a block-paved driveway providing off road parking leading to the integral garage with up and over door. There is also an "Astroturf" lawned garden with feature block paved borders. To the rear is a full width stone paved patio with feature circular steps and pathway forming a centre piece to the enclosed lawned garden with further patio areas at the foot.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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**



THREE BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA: 1426 sq.ft. (132.5 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.  
Made with Metropix. ©2020

**THINKING OF SELLING?**

To find out why more homeowners are moving with McGowan Homes & Property Services, contact us for a free market appraisal of your home. We pride ourselves on a professional, efficient and friendly service. Let US take the worry out of your move.

**TELEPHONE**  
**0161 655 4113**

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

43 Middleton Gardens, Middleton, Manchester M24 1AB

Telephone: 0161 655 4113

[www.mcgowanhomes.co.uk](http://www.mcgowanhomes.co.uk)

The above particulars are believed to be correct, but are not guaranteed, and form no part of any contract. No responsibility in respect of these particulars, which are supplied for guidance only and without liability, can be accepted by McGowan Home & Property Services, not by their clients, and any intending purchaser or lessee must satisfy himself by inspection or otherwise to the accuracy of all details contained therein. All property offered subject to availability. The Supply of Goods and Services Act 1982, does not apply to this brochure.