



## 16 Worcester Road, Alkrington



- Very Well Presented Three Bed Semi Detached
- Gas Central Heated / uPVC Double Glazed Windows
  - Lounge And Dining Kitchen
  - Two-Piece Bathroom / Separate W.C
  - Block Paved Driveway / Attached Garage
- Enclosed South West Facing Lawned Garden And Patio

£340,000

Very well presented three bed semi detached with attached garage, block paved driveway and rear lawned garden with patio. A lovely family home backing onto open fields. Briefly comprising of gas central heating, uPVC double glazed windows, hallway, lounge and dining kitchen to the ground floor. The first floor affords the three bedrooms, a two-piece bathroom and separate W.C. Externally to the front is a large block paved driveway providing off road parking and access to the attached garage. To the rear is a flagged patio with a raised soil border leading to the enclosed south west facing lawned garden with soil borders housing a variety of plants and shrubs. 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

Entrance hall with laminated wooden flooring, coved ceiling, spotlights, radiator and under-stair storage cupboard.



### LOUNGE

4.19m x 3.71 (13'8" x 12'2")

Front aspect with bay window, wall mounted T.V point, coved ceiling, oak wooden flooring and radiator.



### DINING KITCHEN

6.04m x 4.81m (19'9" x 15'9")

Rear aspect with a range of wall and base units incorporating stainless steel sink, attached breakfast bar, gas hob with stainless steel extractor above, built in electric oven, integrated dishwasher, integrated washing machine, wall mounted T.V point and oak wooden flooring. Double doors lead to the rear garden. Doorway to side and rear with access to the attached garage.



## FIRST FLOOR

### BEDROOM 1

4.09m x 3.0m (13'5" x 9'10")

Front aspect with bay window, fitted wardrobes, carpet flooring and radiator.



## BEDROOM 2

3.94m x 3.52m (12'11" x 11'6")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



## OUTSIDE

Externally to the front is a large block paved driveway providing off road parking and access to the attached garage. To the rear is a flagged patio with a raised soil border leading to the enclosed south west facing lawned garden with soil borders housing a variety of plants and shrubs.



## BEDROOM 3

2.37m x 1.90m (7'9" x 6'2")

Front aspect with carpet flooring and radiator.



## BATHROOM

Two-piece bathroom comprising of "P" shaped bath with shower off mixer taps, vanity wash-basin, fitted cupboard housing combi boiler, fully tiled walls, tiled flooring, spotlights and tall heated towel rail.

| 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 |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

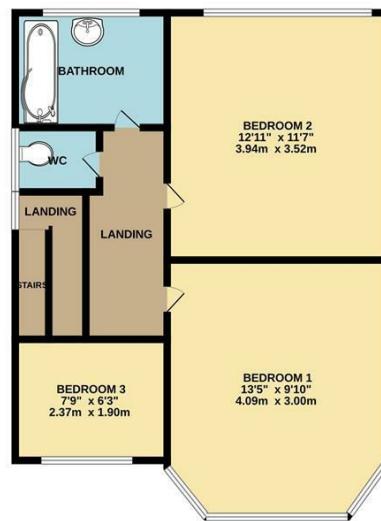
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |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

**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  
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.0 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to insure the accuracy of the plan contained here, measurements of doors, windows, rooms and other internal features are not guaranteed 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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