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22 Ruthin Avenue, Alkrington



- Immaculately Presented THREE Bed Semi Detached Set On A Generous Sized Corner Plot
 - Lounge / Dining Kitchen / FOUR-Piece Luxurious Bathroom Suite
- Block Paved Driveway Providing Off Road Parking For Two Vehicles
 - Lawned Front Garden / Lawned Side And Paved Garden
 - Rear Lawned Garden And Decked Patio

£290,000

Immaculately presented THREE bed semi detached situated on a generous sized corner plot with off road parking for two vehicles. This stunning property is in "walk in" condition with quality fixtures and fittings throughout. Briefly comprising of gas central heating, uPVC double glazed windows, bay fronted lounge and dining kitchen to the ground floor. The first floor affords two double bedrooms, a good-sized single bedroom and a luxurious four-piece bathroom suite. Externally to the front is a lawned front garden with block paving, to the side is a block paved driveway which is gated and leads to a side lawned and paved area which in turn opens out to a decked patio and enclosed lawned garden. The current vendors have had plan approved in Feb 2026 for a two storey side extension and wrap around single extension to the rear. 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

HALLWAY

Entrance hallway with engineered oak laminate flooring, wooden spindle staircase with built in bespoke panelled storage areas, under-stair storage cupboard and radiator.

LOUNGE

5.41m x 3.27m (17'8" x 10'8")

Bay fronted lounge to the front aspect with wall mounted T.V point, carpet flooring and radiator.



DINING KITCHEN

5.44m x 3.23m (17'10" x 10'7")

Rear aspect with a range of wall and base units incorporating pot sink, five ring gas hob with extractor above, breakfast bar with cupboards below, built in double electric Bosh oven, integrated dishwasher, integrated fridge/freezer, integrated washing machine, wall mounted T.V point, spotlights, tiled flooring and French doors leading out to the rear garden.

FIRST FLOOR

BEDROOM 1

4.57m x 3.29m (14'11" x 10'9")

Rear aspect with fitted wardrobes, T.V point, carpet flooring and radiator.



BEDROOM 2

4.38m x 3.29m (14'4" x 10'9")

Front aspect with bay window, carpet flooring and radiator.



BEDROOM 3

2.60m x 2.11m (8'6" x 6'11")

Front aspect with built in wardrobe, carpet flooring and radiator.



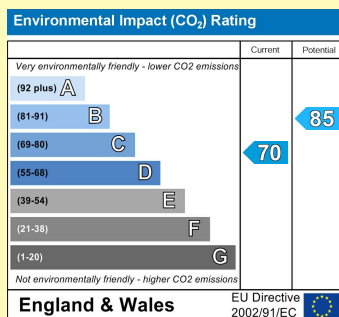
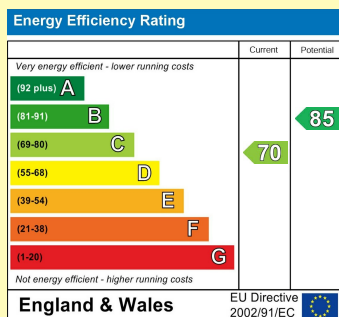
BATHROOM

FOUR-piece luxurious bathroom suite comprising of deep fill bath with shower off mixer taps, separate shower cubicle featuring rain shower, vanity wash-basin with fitted cupboards below, low-level W.C, part tiled walls, spotlights, tiled flooring and heated towel rail.



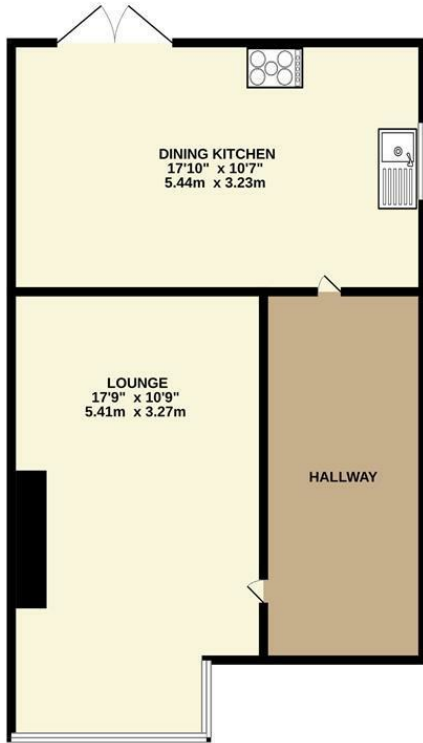
OUTSIDE

Externally to the front is a lawned front garden with block paving, to the side is a block paved driveway which is gated and leads to a side lawned and paved area which in turn opens out to a decked patio and 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
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 979 sq.ft. (91.0 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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