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138 Andover Avenue, Alkington



- Spacious FOUR Bed Detached Family Home
  - Gas Central Heated / uPVC Double Glazed
- Lounge / Dining Room / Dining Kitchen And Conservatory
  - Three-Piece Bathroom And Separate W.C
- Integral Garage / Driveway With Generous Parking / Lawned Front Garden
  - Good-Sized Rear Lawned Garden With Paving And Patio Area

£320,000

Spacious FOUR bed detached with integral garage, driveway providing generous off road parking and lawned gardens to the front and rear. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, separate dining room, dining kitchen and conservatory. The first floor affords the four bedrooms, a three-piece bathroom and a separate W.C. Externally to the front is a driveway affording off road parking, lawned garden and driveway leading to garage. To the rear is an enclosed lawned garden with paving and patio. 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**

### **VESTIBULE**

Vestibule entrance with tiled flooring. Access to hallway.

### **HALL**

Hallway with radiator, under-stair storage and staircase rising to the first floor.

### **LOUNGE**

5.06 x 3.43m (16'7" x 11'3")

Front aspect with living flame gas fire set within feature surround, coved ceiling, carpet flooring, T.V point and radiator.



### **DINING ROOM**

2.67m x 2.28m (8'9" x 7'5")

Rear aspect with carpet flooring and radiator.



### **DINING KITCHEN**

4.06m x 3.10m (13'3" x 10'2")

Rear aspect with a range of wall and base units incorporating one and a half bowl resin sink, gas cooker point with extractor above, integrated fridge/freezer, space and plumbing for washing machine, tiled walls and spotlights. External access.



### **CONSERVATORY**

3.49m x 2.63m (11'5" x 8'7")

Rear aspect with ceiling fan, tiled flooring and external access.



## FIRST FLOOR

### BEDROOM 1

4.02m x 2.74m (13'2" x 8'11")

Front aspect with fitted wardrobes, carpet flooring and radiator.



### BEDROOM 2

3.56m x 3.18m (11'8" x 10'5")

Front aspect with fitted wardrobes, coved ceiling and radiator.



### BEDROOM 3

2.79m x 2.71m (9'1" x 8'10")

Rear aspect with carpet flooring and radiator.

### BEDROOM 4

2.44m x 2.20m (8'0" x 7'2")

Side aspect with carpet flooring and radiator.

### BATHROOM

Three-piece bathroom comprising of bath, separate shower cubicle, sink with cupboard below, spotlights, fully tiled walls, laminated wooden floor covering and heated towel rail.

### W.C

## OUTSIDE

Externally to the front is a driveway affording off road parking, lawned garden and driveway with access to garage. To the rear is an enclosed lawned garden with paving and patio.

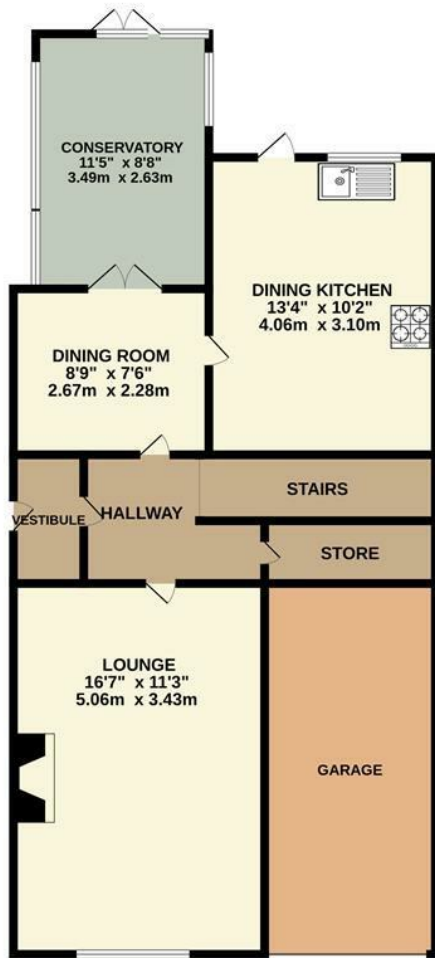


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

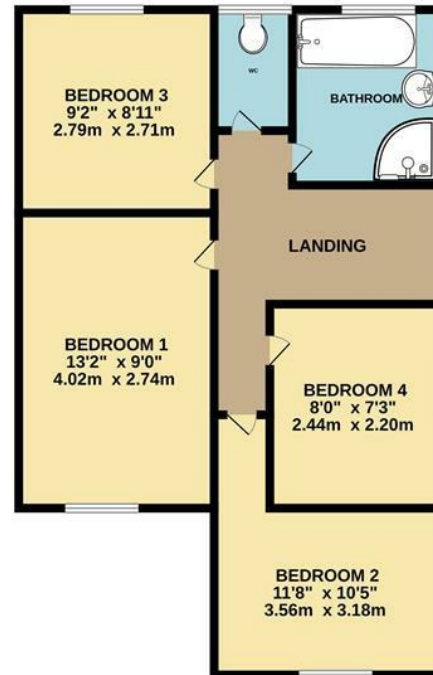
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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

GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



FOUR BED DETACHED

TOTAL FLOOR AREA: 1205 sq.ft. (111.9 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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