



128 Hardfield Road, Alkrington



- Well Presented Three Bed Semi Detached With Ground Floor Rear Extension
 - Gas Central Heated / uPVC Double Glazed Windows
- Lounge / Dining Kitchen With Open Plan To Reception Room At The Rear
 - Three-Piece Shower Room / Detached Garage
- Pressed Concrete Driveway With Generous Off Road Parking
 - Rear Patio And Enclosed Lawned Garden

£275,000

Well presented three bed semi detached with a ground floor rear extension. This super family home benefits from gas central heating, uPVC double glazed windows, lounge, dining kitchen with open plan to a further lounge at the rear. The first floor affords the three bedrooms and a three-piece shower room. Externally to the front is a lawned garden and a pressed concrete driveway extending down the side providing generous off road parking. To the rear is a detached garage, patio area and a mature enclosed lawned garden. Conveniently positioned for Alkrington's shops, facilities 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 sliding patio doors. Access to hallway.

HALL

Entrance hall with carpet flooring, radiator, under-stair storage and staircase rising to the first floor.

LOUNGE

4.36m x 3.50m (14'3" x 11'5")

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



KITCHEN

2.76m x 1.99m (9'0" x 6'6")

Rear aspect with a range of wall and base units incorporating stainless steel sink, cooker point, space and plumbing for washing machine and laminate flooring. Open plan to dining area and external access.



DINING AREA

3.17m x 2.76m (10'4" x 9'0")

Open plan from the kitchen with carpet flooring and radiator. Open plan to rear extension.



LOUNGE AREA

3.17m x 2.78m (10'4" x 9'1")

Rear aspect with carpet flooring, T.V point and radiator. External access.



FIRST FLOOR

BEDROOM 1

3.60m x 3.06m (11'9" x 10'0")

Front aspect with fitted wardrobes, carpet flooring and radiator.



OUTSIDE

Externally to the front is a lawned garden and a pressed concrete driveway extending down the side providing generous off road parking.

BEDROOM 2

3.18m x 3.05m (10'5" x 10'0")

Rear aspect with carpet flooring and radiator.



BEDROOM 3

2.36m x 2.33m (7'8" x 7'7")

Front aspect with fitted cupboard, carpet flooring and radiator.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	57	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

SHOWER ROOM

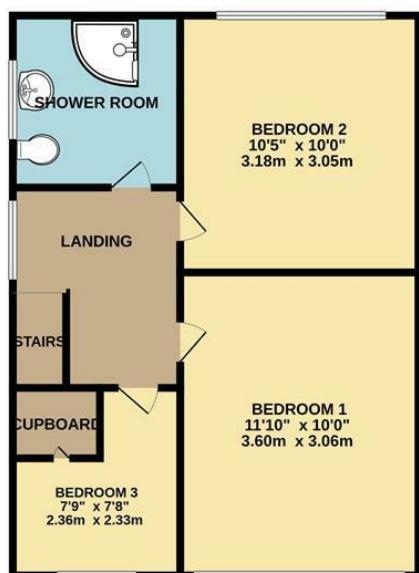
Three-piece shower room comprising of shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, carpet flooring and radiator.

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
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 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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