

8 Dingle Road, "Woodside" Alkrington



- **FOUR BED EXTENDED DETACHED** With Stunning Interior Overlooking "The Dingle"
 - Spacious Hallway / Down-Stair W.C / Integral Garage With Fitted Utility Area
 - Front Lounge / Impressive Family Dining Kitchen With High Spec Appliances
 - Four-Piece Family Bathroom Plus En-Suite To Third Bedroom
 - Full Width Resin Driveway Bound By Steel Remote Control Security Gates
 - Tiered Rear Garden Overlooking Woodland With Decked And Lawned Areas

Asking Price £777,000

Stunning FOUR BED EXTENDED DETACHED upgraded to the highest of standards backing on to "The Dingle" on the prestigious Woodside of Alkrington. This contemporary architecturally designed property offers a luxurious interior with high specification fixtures and fittings throughout. Briefly comprising of uPVC security glazing, gas central heating, spacious hallway, front lounge with feature square bay, a fabulous extended family dining kitchen area with sliding patio doors overlooking the rear garden with a mature wooded outlook. There is also a useful down-stair W.C and access to the integral garage which accommodates a fitted utility area. The first floor affords four bedrooms, one with an en-suite shower room and there is also a spacious four-piece family bathroom. Externally to the front is a full width resin driveway bound by remote control, roll back steel gates and matching steel gates providing access down either side of the property and access to the integral garage via "Hormann" fully insulated electric garage. To the rear is a three level tiered garden comprising of a two tier composite decked patio areas bound by safety balustrades and steps down to the enclosed lawned garden and patio area. There is also a large store under the decking area ideal for storing garden furniture. In addition the property benefits from "Control 4" lighting, electric car charger, and an alarm system which is controlled by an app.

Situated in one of the most prestigious roads on the 'Woodside' of Alkrington ideal for access to the picturesque local nature reserve 'Alkrington woods'. Also convenient for local shops and facilities, a good selection of well-regarded schools, transport links and the M60 motorway network.

GROUND FLOOR

HALLWAY

Welcoming hallway with oak laminate flooring, feature coved ceiling, spotlights, radiator and cast iron spindle staircase rising to the first floor. Access to Integral garage.

LOUNGE

4.18m x 3.67m (13'8" x 12'0")

Front aspect with a feature square bay. oak laminate flooring, coved ceiling and radiator. Double doors to the family dining kitchen.



FAMILY DINING KITCHEN

8.60m x 6.87m (28'2" x 22'6")

A most impressive "Stuart Frazer" dining kitchen opening out to the large living/dining area with sliding patio doors overlooking the rear garden. Briefly comprising of a range of high quality wall and base units with inset sink and underlighting. A four-unit eye level built in "Siemens" appliances consisting of double electric oven, grill and drinks dispenser, high level integrated "Siemens" double Fridge with large integrated freezer below and integrated "Siemens" dishwasher. A matching central island with integrated "Siemens" electric hob and built in fan extractor with fitted cupboards below, attached timber breakfast bar, spotlights, coved ceiling, wall mounted T.V and radiator. The matching oak laminate flooring continues through to the living / dining area which has feature vertical wooden panelled walls, a large wall mounted T.V radiator and spotlights. Sliding patio doors lead to the rear garden.



W.C

Accessed from the kitchen to the useful W.C with vanity wash-basin, low-level W.C, part tiled walls, oak laminate flooring, spotlights and tall heated towel rail.

FIRST FLOOR

BEDROOM 1

4.32m x 3.30m (14'2" x 10'9")

Front aspect with feature square bay, coved ceiling, spotlights, carpet flooring and radiator.

BEDROOM 2

4.14m x 3.68m (13'6" x 12'0")

Rear aspect with coved ceiling, carpet flooring, radiator and double doors to balcony area.

BEDROOM 3

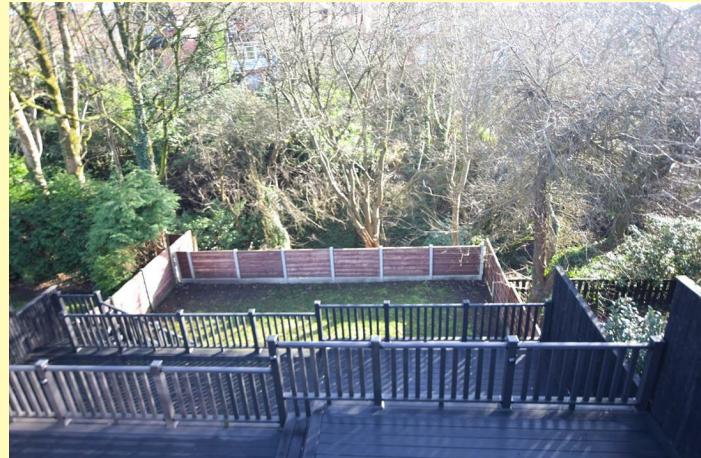
4.73m x 2.46m (15'6" x 8'0")

Rear aspect with coved ceiling, spotlights, carpet flooring, vaulted ceiling with Velux window and double doors leading to the balcony area.



OUTSIDE

Externally to the front is a full width resin driveway bound by remote control, roll back steel gates and matching steel gates providing access down either side of the property and access to the integral garage via "Hormann" fully insulated electric garage. To the rear is a three level tiered garden comprising of two tier composite decked patio areas bound by safety balustrades and steps down to the enclosed lawned garden and patio area. There is also a large store under the decking area ideal for storing garden furniture. In addition the property benefits from "Control 4" lighting, electric car charger, and an alarm system which is controlled by an app.



EN-SUITE

Fabulous en-suite shower room comprising of "walk in" rain shower plus shower off mixer taps, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled marble walls and flooring, coved ceiling, spotlights and tall heated towel rail.

BEDROOM 4

2.17m x 1.95m (7'1" x 6'4")

Front aspect with coved ceiling, carpet flooring and radiator.

FAMILY BATHROOM

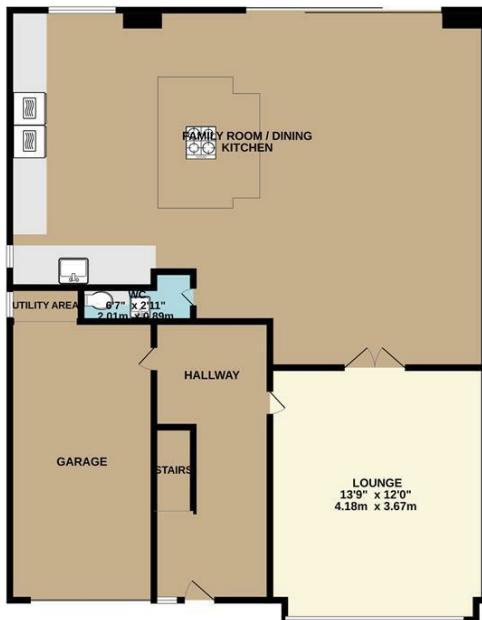
Large FOUR Piece family bathroom comprising of large deep fill bath with shower off mixer taps, "walk in" rain shower with shower off mixer taps, vanity wash-basin with fitted cupboard below, low-level W.C, wall mirror with lighting, fully tiled marble walls and flooring, spotlights, coved ceiling and tall radiator.

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		

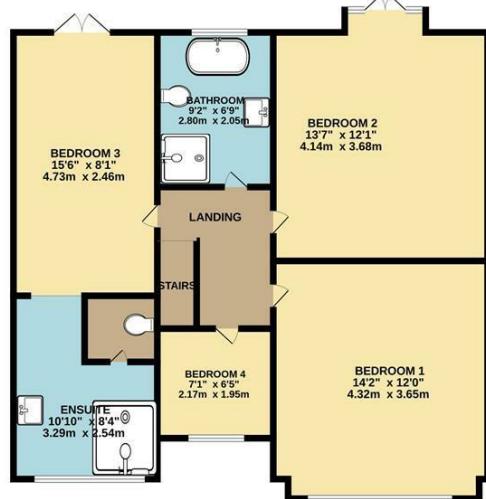
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
739 sq.ft. (68.6 sq.m.) approx.



FOUR BED DETACHED

TOTAL FLOOR AREA: 1719 sq.ft. (159.7 sq.m.) approx.

Whilst every care has been made to ensure the accuracy of these floor plans, 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

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.