mcgowan homes

183 Kingsway, Alkrington

- Very Well Presented Three Bed Semi Detached
- Lounge / Large Family Dining Kitchen
- Down-Stair W.C / Utility Room
- En-Suite To Master Bedroom
- Integral Garage And Tarmacadam Driveway
- Lawned Gardens To The Front And Rear

£355,000

Very well presented and spacious three bed semi detached with integral garage, driveway and lawned gardens to the front and rear. Briefly comprising of gas central heating, uPVC double glazed windows, hallway, down-stair W.C, lounge and a large family dining kitchen to the rear with attached utility area. The first floor affords three bedrooms, the master with an en-suite shower room and a separate four-piece family bathroom. Externally to the front is a lawned garden and pathway to the entrance, a tarmacadam driveway providing off road parking which leads to the integral garage with electric up and over door. There is also additional parking to the side of the property with an electric car charger. To the rear is a tiled patio area leading to the enclosed lawned garden.
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 "Karndean" flooring, spotlights, radiator and staircase rising to the first floor.

W.C
Down-stair W.C with "Karndean" flooring, vanity wash-basin and radiator.

LOUNGE
5.40m x 3.34m (17'8" x 10'11")
Front aspect with "Karndean" flooring, fitted units, wall mounted T.V point and radiator.

FAMILY DINING KITCHEN
5.72m x 5.09m (18'9" x 16'8")
Rear aspect with a range of wall and base units with "Quartz" worktops incorporating inset stainless steel sink, range cooker with stainless steel extractor above, integrated fridge, integrated dishwasher, spotlights, T.V point and tiled flooring. Double doors lead to the rear garden and access to the utility room.

UTILTIY ROOM
2.84m x 2.04m (9'3" x 6'8")
Useful utility area with sink unit, space and plumbing for an automatic washing machine, space for tumble dryer and external access.

FIRST FLOOR

LANDING
3.04 x 2.35 (9'11" x 7'8")
Spacious landing with carpet flooring. (space for computer desk, ideal as office space).

MASTER BEDROOM
4.20m x 3.14m (13'9" x 10'3")
Rear aspect with a range of fitted wardrobes, T.V point, carpet flooring and radiator. Access to en-suite.

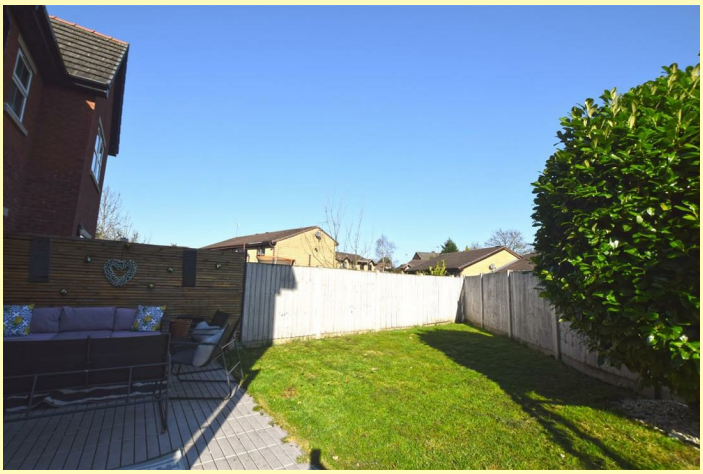
EN-SUITE
2.38m x 2.13m (7'9" x 6'11")
Three-piece en-suite comprising of "walk in" shower cubicle housing rain shower, vanity wash-basin with fitted cupboard below, low-level W.C, tiled walls, tiled flooring and spotlights.

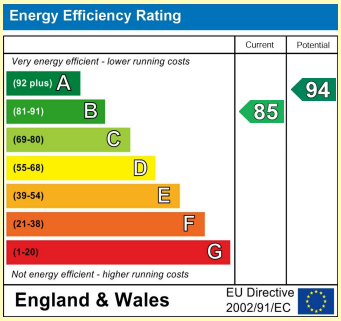
BEDROOM 2
3.83m x 3.11m (12'6" x 10'2")
Front aspect with carpet flooring and radiator. There is also a TV Point.

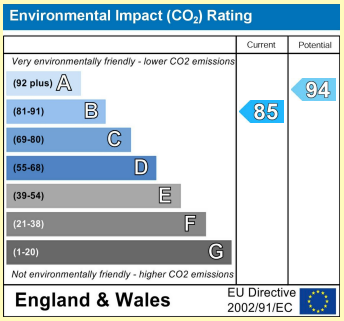
BEDROOM 3
3.05m x 2.58m (10'0" x 8'5")
Front aspect with carpet flooring and radiator. There is also a TV Point.

BATHROOM
3.39m x 2.48m (11'1" x 8'1")
Four-piece family bathroom comprising of tile panelled bath, separate shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls and flooring, spotlights and tall heated towel rail.

OUTSIDE
Externally to the front is a lawned garden and pathway to the entrance, a tarmacadam driveway plus additional driveway providing off road parking which leads to the integral garage with electric up and over door. To the rear is a tiled patio area leading to the enclosed lawned garden.

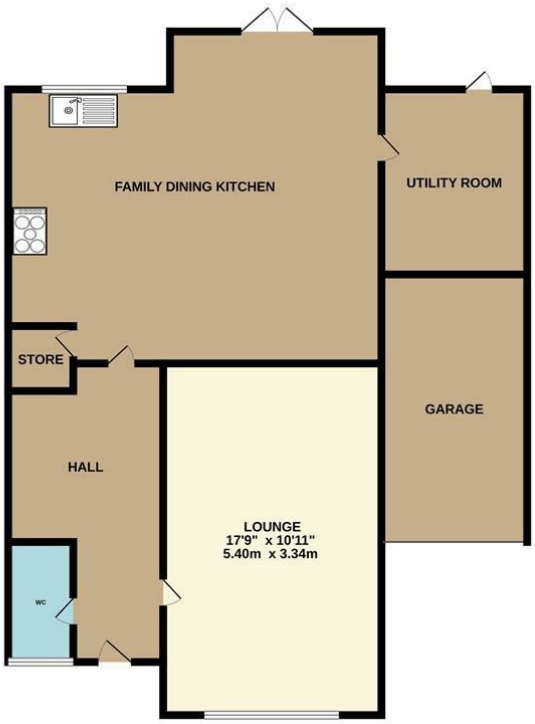




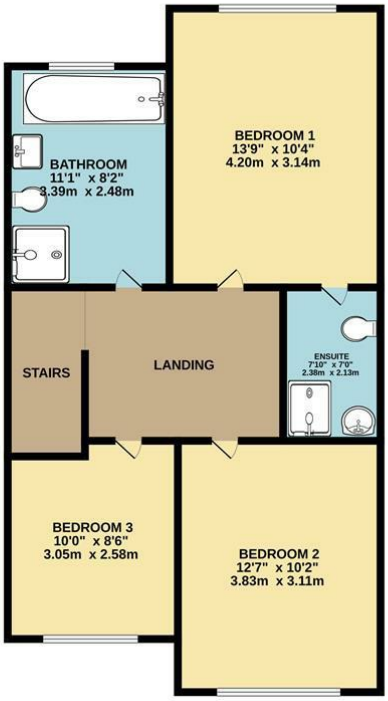


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA : 1368 sq.ft. (127.1 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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