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22 St. Dominics Way, Alkington



- Exceptionally Well Presented Three Bed Semi Detached
  - Gas Central Heated / uPVC Double Glazed
  - Lounge / Dining Kitchen / Large Rear Sun Room
    - Three-Piece Bathroom
  - Lawned Front Garden And Block Paved Driveway
- Delightful Rear Paved Patio And Enclosed Lawned Garden

Offers In Excess Of £325,000

Exceptionally well presented three bed semi detached with a ground floor rear extension. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, dining kitchen and large sun-room to the rear. The first floor affords the three bedrooms and a three-piece bathroom. Externally to the front is a lawned garden with borders and a block paved driveway with gated access to the rear. At the rear is a delightful paved patio leading to the enclosed "Astroturf" lawned garden with feature borders. 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**

### **HALL**

Hallway with laminated wooden flooring, radiator and staircase rising to the first floor.

### **LOUNGE**

4.0m x 3.356m (13'1" x 11'0")

Front aspect with bay window, wall mounted T.V point, carpet flooring and radiator. Access to dining kitchen.



### **DINING KITCHEN**

4.47m x 2.80m (14'7" x 9'2")

Rear aspect with a range of wall and base units incorporating double sink, "Bosch" hob with splashback and extractor above, built in double electric oven and microwave, integrated dishwasher, integrated automatic washing machine, two tall radiators, spotlights and laminated wooden flooring. Double doors to sun room.



### **SUN ROOM**

4.41m x 3.58m (14'5" x 11'8")

Rear aspect with laminated wooden flooring, two tall radiator, spotlights and double doors leading to the rear garden.



## **FIRST FLOOR**

### **BEDROOM 1**

3.93m x 2.56 (12'10" x 8'4")

Front aspect with fitted wardrobes, carpet flooring, spotlights and radiator.



### BEDROOM 2

2.61m x 2.59m (8'6" x 8'5")

Rear aspect with fitted wardrobes, wall mounted T.V point, coved ceiling, carpet flooring and radiator.

### BATHROOM

Three-piece bathroom comprising of bath with rain shower above, vanity wash-basin with cupboard below and attached low-level W.C, fully tiled walls, laminated wooden flooring and heated towel rail.



### BEDROOM 3

2.92m x 1.92m (9'6" x 6'3")

Front aspect with fitted cupboard, carpet flooring and radiator.

### OUTSIDE

Externally to the front is a lawned garden with borders and a block paved driveway with gated access to the rear. At the rear is a delightful paved patio leading to the enclosed "Astroturf" lawned garden with feature borders.



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	

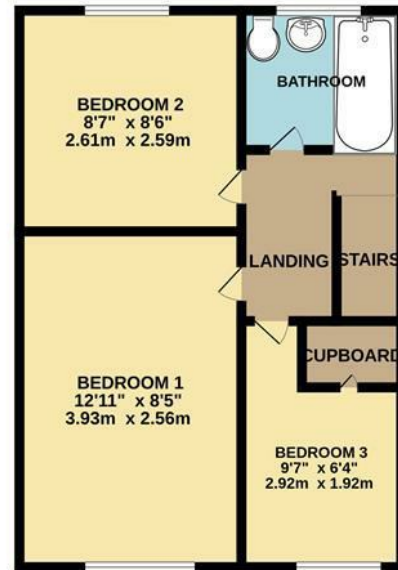
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & 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  
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.1 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 840 sq.ft. (78.0 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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