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42 Conway Close, Alkrington



- Outstanding FOUR Bed Extended Semi Detached Over Three Storeys With Fabulous Gardens
  - Two Reception Rooms / Extended Kitchen To The Rear With Granite Work-Surfaces
- Three First Floor Bedrooms And A FOUR-PIECE Bathroom / Fixed Staircase To Second Floor
  - Large Fourth Bedroom With Landing And Storage
  - Hedged And Lawned Front Garden With Paving
- Magnificent Rear Lawned Gardens And Patio Areas On Large Corner Plot

£335,000

Outstanding FOUR bed extended semi detached set over three storeys and situated on a large corner plot with EXCEPTIONALLY LARGE LAWNED GARDENS AND PATIOS AREAS. This immaculately presented property is equipped with high quality fixtures and fittings such as granite kitchen work-tops and a stunning FOUR-piece bathroom suite. Briefly comprising of gas central heating, uPVC double glazed windows, enclosed entrance porch, lounge, separate dining room and an extended kitchen to the rear with French doors opening out to a large patio and lawned gardens beyond. The first floor affords three bedrooms which comprise of two double bedrooms, a single bedroom and a contemporary designed FOUR-PIECE family bathroom. A fixed staircase leads to the converted loft space housing a large fourth bedroom with landing and storage. Externally to the front is a hedged and lawned garden separated by pathway to the entrance. Access down the side leads to the fabulous lawned gardens and patios set within a large corner plot with feature central steps and bound by mature trees and shrubs. Situated in the much sought after area of Alkington 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

### PORCH

Enclosed entrance porch with laminate flooring and spotlights. Access to ...

### HALLWAY

Entrance hall with laminated wooden flooring, radiator, spotlights, under-stair storage cupboard and staircase rising to the first floor.

### LOUNGE

3.55m x 3.31m (11'7" x 10'10")

Front aspect with laminated wooden flooring, T.V point and radiator.



### DINING ROOM

4.0m x 3.31m (13'1" x 10'10")

Rear aspect with laminated wooden flooring, wall mounted

T.V point, spotlights, tall radiator and French doors opening out to the rear patio and gardens.



### KITCHEN

5.90m x 2.37m (19'4" x 7'9")

Extended kitchen to the rear aspect with a range of contemporary styled wall and base units with granite work-surfaces, gas hob with extractor above, inset sink, built in double electric oven, built in wine cooler, integrated dishwasher, space and plumbing for an automatic washing machine, spotlights, radiator and laminated wooden flooring. French doors leading out to the rear patio and gardens.



## FIRST FLOOR

### BEDROOM 1

4.12m x 3.38m (13'6" x 11'1")

Front aspect with wall mounted T.V point, carpet flooring and radiator.



### BEDROOM 2

3.32m x 3.28m (10'10" x 10'9")

Rear aspect with carpet flooring and radiator.



### SECOND FLOOR

#### BEDROOM 4

3.76m x 3.69m (12'4" x 12'1")

Spacious loft bedroom with two sky-light windows, carpet flooring, T.V point and storage in the eaves. Access to landing, staircase and storage.



### BEDROOM 3

2.56m x 1.59m (8'4" x 5'2")

Front aspect with carpet flooring and radiator.

### OUTSIDE

Externally to the front is a hedged and lawned garden separated by pathway to the entrance. Access down the side leads to the fabulous lawned gardens and patios set within a large corner plot with feature central steps and bound by mature trees and shrubs.



### BATHROOM

Spacious FOUR-piece bathroom suite comprising of tiled panelled bath with shower off mixer taps, "walk in" shower cubicle housing rain shower and shower off mixer taps, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, tiled flooring, tall radiator and spotlights.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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***



FOUR BED SEMI DETACHED

TOTAL FLOOR AREA: 1184 sq.ft. (110.0 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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