



• mcgowan homes •

18 Ash Walk, Alkrington



- COMING SOON - FULLY REFURBISHED FIVE BED DETACHED
 - OPEN PLAN KITCHEN/DINER / TWO BATHROOMS
- EXCEPTIONAL SOUTH FACING REAR GARDEN WITH LARGE PATIO
 - OFF ROAD PARKING FOR THREE CARS
- PURCHASER INPUT ON INTERNAL FINISHES IF REQUIRED

£575,000

Welcome to this stunning five-bedroom detached house located on Ash Walk in the desirable Alkrington Garden Village, Middleton. This beautifully extended and completely refurbished property offers a perfect blend of modern living and comfort, making it an ideal family home.

As you enter, you are greeted by a spacious reception room that sets the tone for the rest of the house. The heart of the home is undoubtedly the amazing dining kitchen, which provides an inviting space for family gatherings and entertaining guests. With ample room for dining, this kitchen is sure to impress even the most discerning of chefs.

The property boasts five well-proportioned bedrooms, including four doubles, ensuring plenty of space for family and guests. The master bedroom features an ensuite bathroom, adding a touch of luxury to your daily routine. The two additional bathrooms are thoughtfully designed, catering to the needs of a busy household.

Outside, the property offers parking for up to three vehicles, providing convenience for families with multiple cars. The location is particularly advantageous, with easy access to the motorway and a short commute to Manchester. Families will also appreciate the proximity to good schools, making this an excellent choice for those with children.

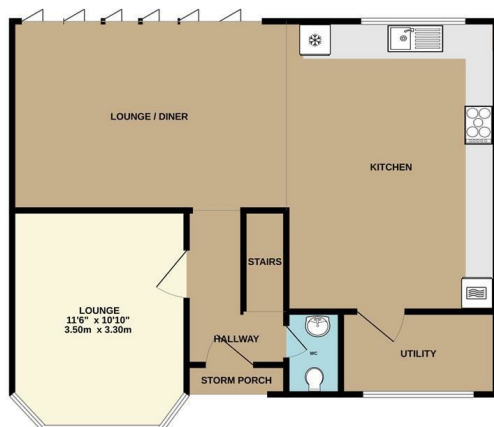
In summary, this exceptional detached house on Ash Walk is a rare find in Alkrington Garden Village. With its generous living space, modern amenities, and convenient location, it presents a wonderful opportunity for anyone looking to settle in a vibrant community. Do not miss the chance to make this remarkable property your new home.

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		

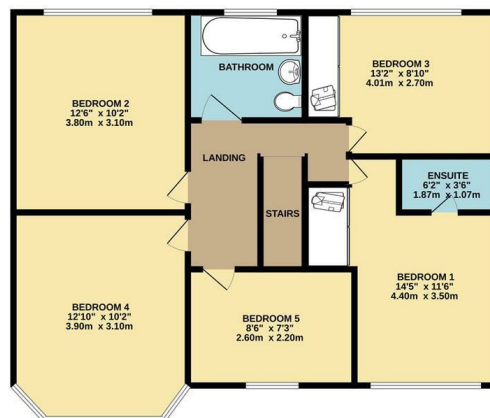
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
818 sq.ft. (76.0 sq.m.) approx.



FIVE BED DETACHED

TOTAL FLOOR AREA: 1636 sq.ft. (152.0 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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