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52 Kingsway, Alkrington



- Fabulous Extended Three Bed Semi Detached
  - Lounge / Utility Room And Down-Stair W.C
- Full Width Family Dining Kitchen With Bi-Fold Doors
  - Luxury Three Piece Bathroom Suite
    - Large Block Paved Driveway
  - Enclosed Lawned Garden And Decked Patio

Asking Price £395,000

Fabulous extended three bed semi detached with large block paved driveway and enclosed rear lawned garden with decked patio. This super property briefly comprises of gas central heating, uPVC double glazed windows, bay fronted lounge, full width extended family dining kitchen with bi-folding doors to the rear garden, utility room and down-stair W.C. The first floor affords the three bedrooms and a three-piece luxurious bathroom suite. Externally to the front is a large block paved driveway and to the rear a very pleasant enclosed lawned garden with decked patio at the foot. 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

### HALLWAY

Spacious hallway with luxury ceramic tiled flooring, radiator and staircase rising to the first floor.

### LOUNGE

4.69m x 3.40 (15'4" x 11'1")

Front aspect with bay window, log burning stove, wall mounted T.V point, carpet flooring and radiator.



### FAMILY DINING KITCHEN

8.66m x 3.53m (28'4" x 11'6")

Fabulous extended family living, kitchen and dining area with feature "lantern" ceiling affording plenty of light and bi-folding doors opening out to the rear garden. Comprising of a range of walnut veneer wall and base units with "Silestone" work-surfaces incorporating resin sink with "Quooker" tap, central island breakfast bar with "Silestone" surface incorporating induction hob and pop up socket. Built in double electric oven, integrated wine cooler, integrated dishwasher, space and plumbing for large fridge and freezer, wall mounted T.V point, ceramic tiled flooring, radiator and spotlights.



### UTILITY ROOM

2.13m x 2.0m (6'11" x 6'6")

Front aspect with a range of wall and base units, space and plumbing for an automatic washing machine, space and vent for tumble dryer, ceramic tiled flooring and spotlights.

### W.C

Down-stair W.C with vanity wash-basin with fitted cupboard below, part tiled walls, heated towel rail and spotlights.

## FIRST FLOOR

### BEDROOM 1

4.69m x 3.40m (15'4" x 11'1")

Front aspect with bay window, carpet flooring and radiator.



### BEDROOM 2

3.56m x 3.40m (11'8" x 11'1")

Rear aspect with T.V point, carpet flooring and radiator.



### BEDROOM 3

2.72m x 2.26m (8'11" x 7'4")

Rear aspect with carpet flooring and radiator.



### BATHROOM

Luxurious three-piece bathroom suite comprising of "P" shaped bath with rain shower above, sink, low-level W.C, fully tiled walls, tiled flooring, tall heated towel rail and spotlights.



### OUTSIDE

Externally to the front is a large block paved driveway and to the rear a very pleasant enclosed lawned garden with decked patio at the foot.



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			
		68	83
England & Wales	EU Directive 2002/91/EC		

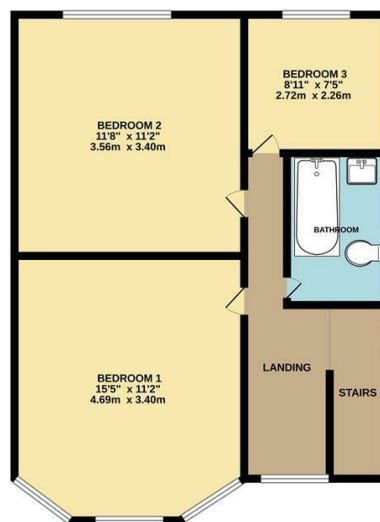
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		63	79
England & 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  
568 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



THREE BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA: 991 sq.ft. (92.1 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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