



• 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

VIEWINGS NOW AVAILABLE

FIVE Bed refurbished detached house with TWO bathrooms,  
open plan kitchen/diner,  
exceptional south facing rear garden and off road parking for  
THREE cars.

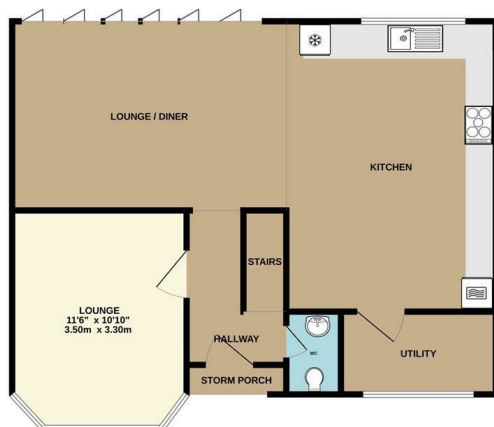
The developer is happy to reach an early agreement which  
would allow input from the purchasers in respect of number  
of bedroom / bathrooms and sizes, as well as input on  
kitchen and floor finishes dependant on construction stage .

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		

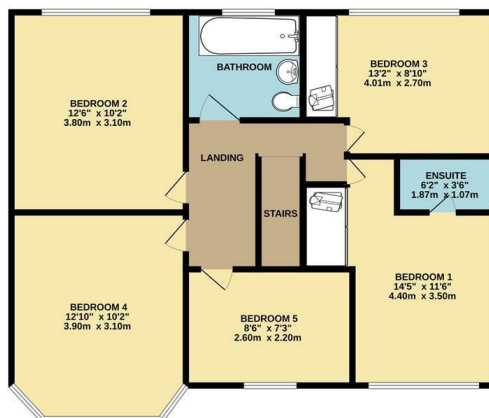
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

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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**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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