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16 Pebworth Close, Alkrington



- Very Spacious Three Bed Extended Semi Detached
- Extended Lounge / Separate Dining Room And Kitchen
 - Four-Piece Bathroom
- Large Integral Garage / Block Paved Driveway
 - Lawned Gardens To The Front And Rear
 - Cul-De-Sac Position

£295,000

Very spacious three bed semi detached which has a large double extension to the rear and an exceptionally spacious integral garage incorporating a useful W.C. Briefly comprising of gas central heating, uPVC double glazed windows, extended lounge, separate dining room and kitchen with access to the garage. The first floor affords three DOUBLE bedrooms and a large four-piece bathroom. Externally to the front is a lawned garden, a printed concrete driveway affording off road parking and access to the garage with up and over door. To the rear is a patio area leading to the mature enclosed lawned garden and a gazebo styled patio at the foot, housing a variety of mature plants and shrubs.

Situated in a cul-de-sac position 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

PORCH

Enclosed porch with tiled flooring.

HALLWAY

Hallway with laminated wooden flooring, under-stair storage, radiator and laminated wooden flooring.

SUNSHINE LOUNGE

8.65m x 3.32m (28'4" x 10'10")

Extended sunshine lounge with front to rear aspect, fire surround, coved ceiling, T.V point, three radiators and carpet flooring.



DINING ROOM

3.40m x 2.68m (11'1" x 8'9")

Front aspect with picture rail, carpet flooring and radiator.



KITCHEN

4.82m x 2.28m (15'9" x 7'5")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, electric hob with extractor above, built in electric oven, laminated wooden floor covering and radiator. Access to the integral garage.



GARAGE

8.24m x 2.44m (27'0" x 8'0")

Exceptionally large garage incorporating a useful down-stair W.C and access to the rear garden.

FIRST FLOOR

BEDROOM 1

5.46m x 3.42m (17'10" x 11'2")

Front aspect with carpet flooring and electric fire.



BEDROOM 2

3.59m x 3.08m (11'9" x 10'1")

Rear aspect with fitted wardrobe, laminated wooden floor covering and radiator.



BEDROOM 3

3.65m x 2.94m (11'11" x 9'7")

Front aspect with fitted wardrobe, laminated wooden floor covering and radiator.



BATHROOM

Large four-piece bathroom comprising of bath, shower cubicle, vanity wash-basin, low-level W.C, laminated wooden floor covering and radiator.



OUTSIDE

Externally to the front is a lawned garden, a printed concrete driveway affording off road parking and access to the garage with up and over door. To the rear is a patio area leading to the mature enclosed lawned garden and a gazebo styled patio at the foot, housing a variety of mature plants and shrubs.



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	80

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	80

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**



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