



• mcgowan homes •

39 Mount Road, Alkrington



- Spacious THREE DOUBLE BED EXTENDED Semi Detached
  - Lounge / Large Family Dining Kitchen
- Separate Multi Functional Room Ideal As An Office Or Playroom
- En-Suite Shower And W.C To Master Bed / Separate Three-Piece Bathroom
  - Tarmacadam Driveway Affording Generous Off Road Parking
  - Enclosed Rear Lawned Garden And Patio

£350,000

Spacious THREE DOUBLE BED EXTENDED semi detached with large driveway and a good sized rear lawned garden and patio. Briefly comprising of gas central heating, double glazed windows, lounge, separate sitting room and extended family dining kitchen. The first floor affords three double bedrooms the master with an en-suite shower and separate toilet. There is also a three-piece family bathroom. Externally to the front is a tarmac driveway extending down the side affording generous off road parking. At the rear is a full width paved patio with steps down to the enclosed lawned garden with soil borders housing a variety of mature plants and trees. Situated 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**

### **HALLWAY**

Entrance hallway with picture rail, coved ceiling, laminated wooden flooring, under-stair storage and access to the staircase rising to the first floor.

### **LOUNGE**

7.57m x 4.0m (24'10" x 13'1")

Front aspect with electric fire set within feature surround, picture rail, coved ceiling, T.V point, carpet flooring and two radiators.



### **OFFICE / PLAY ROOM**

2.71m x 2.12m (8'10" x 6'11")

Multi functional room ideal as a playroom or office to the side aspect with laminated flooring and radiator. Open plan to the dining kitchen.

### **FAMILY DINING KITCHEN**

7.32m x 3.92m (24'0" x 12'10")

Full width rear extension creating a large family dining kitchen with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with stainless steel extractor above, built in double electric oven, spotlights and laminated flooring. Open plan to the dining area of the kitchen which has carpet flooring, radiator and sliding doors to the rear patio and garden.



## **FIRST FLOOR**

### **MASTER BEDROOM**

4.12m x 3.97m (13'6" x 13'0")

Rear aspect with fitted wardrobes and large dresser with storage, base units housing a useful vanity wash-basin, spotlights, T.V point and two radiators



### **EN-SUITE SHOWER ROOM**

Shower cubicle accessed from the master bedroom.

### **W.C**

Low-level W.C, vanity wash-basin with fitted cupboard below, carpet flooring and part tiled walls.



**BEDROOM 2**

4.30m x 3.65m (14'1" x 11'11")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



**BEDROOM 3**

3.78m x 3.74m (12'4" x 12'3")

Front aspect with bay window, carpet flooring and radiator.



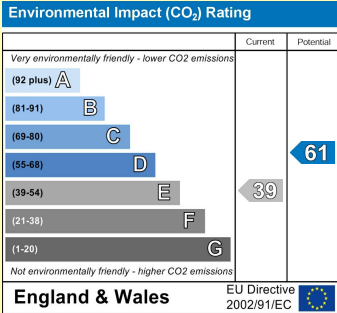
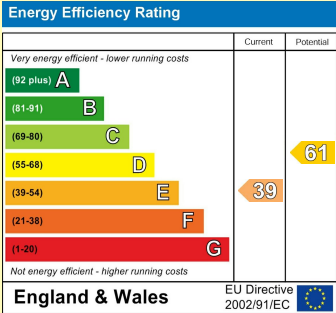
**BATHROOM**

Three-piece bathroom comprising of corner bath, shower cubicle, sink unit, part tiled walls, tiled flooring and heated towel rail.



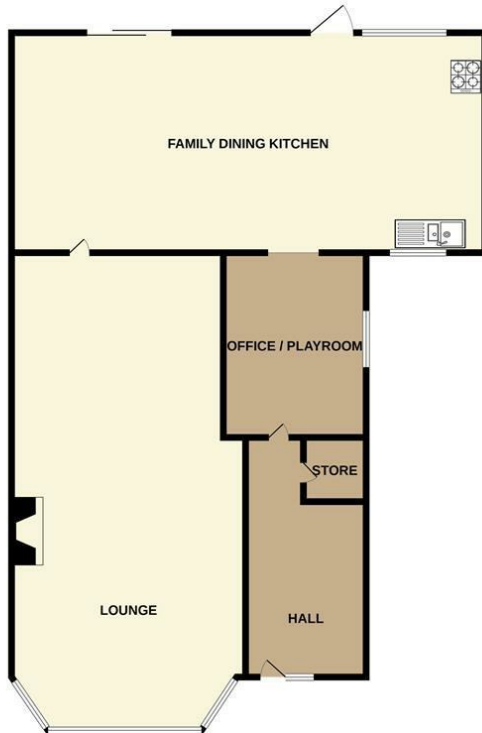
**OUTSIDE**

Externally to the front is a tarmacadam driveway extending down the side affording generous off road parking. At the rear is a full width paved patio with steps down to the enclosed lawned garden with soil borders housing a variety of mature plants and trees.



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  
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA : 1640 sq.ft. (152.4 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.  
Made with Metropix 5/2022

### THINKING OF SELLING?

To find out why more homeowners are moving with McGowan Homes & Property Services, contact us for a free market appraisal of your home. We pride ourselves on a professional, efficient and friendly service. Let US take the worry out of your move.

TELEPHONE  
**0161 655 4113**

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

43 Middleton Gardens, Middleton, Manchester M24 1AB

Telephone: 0161 655 4113

[www.mcgowanhomes.co.uk](http://www.mcgowanhomes.co.uk)

The above particulars are believed to be correct, but are not guaranteed, and form no part of any contract. No responsibility in respect of these particulars, which are supplied for guidance only and without liability, can be accepted by McGowan Home & Property Services, not by their clients, and any intending purchaser or lessee must satisfy himself by inspection or otherwise to the accuracy of all details contained therein. All property offered subject to availability. The Supply of Goods and Services Act 1982, does not apply to this brochure.