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19 Dingle Road, "Woodside" Alkrington



- Exceptionally Well Presented Four Bed Detached Over 3 Storeys
 - Sitting Room / Extended Lounge And Dining Kitchen
 - Utility Room / Down-Stair W.C / Two Bathrooms
 - Converted Loft Housing Bedroom 4
- Integral Garage / Driveway / Rear Lawned Garden With Patio
 - Large Summerhouse With External Decking

Asking Price £550,000

Situated In The Much Sought After And Highly Regarded "Woodside" Area Of Alkington Is This Exceptionally Well Presented And Extended Four Bed Detached Set Over Three Storeys With An Integral Garage, Mature Rear Lawned Garden And Large Timber Summerhouse With External Decked Area. Briefly comprising of gas central heating, uPVC double glazed windows, sitting room, large extended lounge and fitted kitchen, utility room, down-stair W.C and access to the integral garage. The first floor affords three double bedrooms, stunning four-piece bathroom room, a separate three-piece shower room and large storage area (previously a bedroom) with a fixed staircase rising to the converted loft space housing bedroom 4. Externally to the front is a tiered paved garden with soil beds, steps to the entrance and a tarmac driveway leading to the integral garage with up and over door. To the rear is a full width decked patio leading to a mature lawned garden with borders. At the foot of the garden is a large timber summerhouse with bar area, laminated flooring, light and power and an external decked patio. Situated in the much sought after "Woodside" 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

PORCH

Enclosed entrance porch with tiled flooring.

HALLWAY

Entrance hallway with feature coved ceiling, "Karndean" floor covering, under-stair storage, staircase rising to the first floor and radiator.

SITTING ROOM / DINING ROOM

4.4m x 4.0m (14'5" x 13'1")

Front aspect with seating area fitted into bay window, feature coved ceiling, tall radiator and "Karndean" floor covering. Feature wooden and glass doors leading to the lounge.



LOUNGE

6.2m x 4.0m (20'4" x 13'1")

Large, extended lounge to the rear aspect with T.V point, feature coved ceiling, "Karndean" floor covering and radiator. Double doors leading to the rear garden.



KITCHEN

5.8m x 3.1m (19'0" x 10'2")

Rear aspect with a range of wall and base units incorporating one and a half bowl sink, induction hob with contemporary extractor above, built in double electric oven, built in dishwasher, T.V point, part tiled walls, laminate flooring and radiator.



UTILITY ROOM

4.7m x 1.8m (15'5" x 5'10")

Rear aspect with wall and base units incorporating stainless steel sink, space and plumbing for an automatic washing machine and vented for tumble dryer, laminate flooring and wall mounted newly fitted combi boiler. External access and access to the integral garage.

W.C

Useful down-stair W.C with vanity wash-basin, low-level W.C, laminated wooden floor covering, part tiled walls and heated towel rail.

FIRST FLOOR

BEDROOM 1

4.5m x 3.5m (14'9" x 11'5")

Front aspect with bay window, fitted wardrobes and matching dresser, spotlights, carpet flooring and radiator.



BEDROOM 2

4.3m x 3.0m (14'1" x 9'10")

Front aspect with wall mounted T.V point, coved ceiling, carpet flooring and radiator.



BEDROOM 3
 3.5m x 3.1m (11'5" x 10'2")
 Rear aspect with coved ceiling, carpet flooring and radiator.



BATHROOM
 Four-piece "Villeroy and Bosch" bathroom suite comprising of "Burlington" claw foot bath, separate "walk in" shower cubicle, vanity wash-basin with fitted cupboard below, low-level W.C , fully tiled walls and flooring.

SHOWER ROOM
 Three-piece shower room comprising of shower cubicle, vanity wash-basin with fitted cupboard below, low-level W.C, fully tiled walls, tiled flooring and tall heated towel rail.

BEDROOM 4
 5.4m x 4.6m (17'8" x 15'1")
 Accessed via fixed staircase to the converted loft which houses this large loft bedroom with newly fitted wardrobes and storage units with matching dressing table, sky light window, carpet flooring, radiator and storage in the eaves.



OUTSIDE
 Externally to the front is a tiered paved garden with soil beds, steps to the entrance and a tarmacadam driveway leading to the integral garage with up and over door. To the rear is a full width decked patio leading to a mature lawned garden with borders. At the foot of the garden is a large timber summerhouse with bar area, laminated flooring, light and power and a an external decked patio.



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	75

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	73

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**



19 DINGLE ROAD

TOTAL FLOOR AREA : 1959 sq.ft. (182.0 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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