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6 West Crescent, Alkrington



- FABULOUS OPPORTUNITY - Three Bed Extended Semi Detached
 - Large Bay Fronted Lounge
 - Spacious Extended Rear Reception Room
 - Kitchen / Down-Stair W.C
 - Three Good Sized Bedrooms / Three-Piece Shower Room
- Detached Garage / Lawned Gardens To The Front And Rear

Offers In Excess Of £290,000

Fabulous Opportunity - Three bed EXTENDED semi detached with lawned gardens, detached garage and generous off road parking. Situated in a prime position within Alkrington garden village this attractive 1930's bay fronted property would make an enviable family home. In need of modernisation affording excellent potential to create a modern stunning property. Briefly comprising of gas central heating, uPVC double glazed windows, spacious hallway, large bay fronted lounge with double doors to the extended rear reception room, down-stair W.C and kitchen. The first floor affords the three bedrooms (two double and a good-sized single) and a spacious three-piece shower room. Externally to the front is a large sloped tarmac driveway, raised lawned garden with borders and steps to the entrance. To the rear is a detached garage and an enclosed lawned garden with borders housing a variety a 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

Good-sized hallway with picture rail, carpet flooring, radiator, under-stair storage and staircase rising to the first floor.

LOUNGE

4.72m x 3.97m (15'5" x 13'0")

Bay fronted lounge to the front aspect with brick fireplace, coved ceiling, carpet flooring, radiator and double doors to the rear reception room.



REAR RECEPTION ROOM

5.78m x 3.94m (18'11" x 12'11")

Extended rear reception area with carpet flooring, coved ceiling, radiator and sliding doors to the rear garden. Access to down-stair W.C and open plan to the kitchen.



KITCHEN

4.80m x 2.83m (15'8" x 9'3")

Side aspect with a range of wall and base units incorporating one and a half bowl resin sink, gas hob with stainless steel extractor above, built in double electric oven, integrated dishwasher, space and plumbing for an automatic washing machine, laminate tiled flooring and spotlights.



FIRST FLOOR

BEDROOM 1

4.72m x 3.97m (15'5" x 13'0")

Bay fronted bedroom to the front aspect with fitted wardrobes, coved ceiling, carpet flooring and radiator.



BEDROOM 2

3.34m x 3.16m (10'11" x 10'4")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



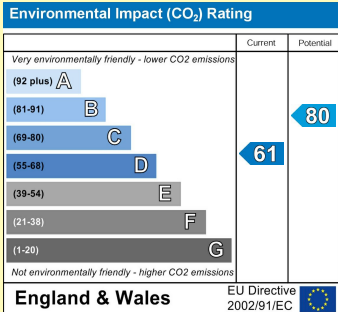
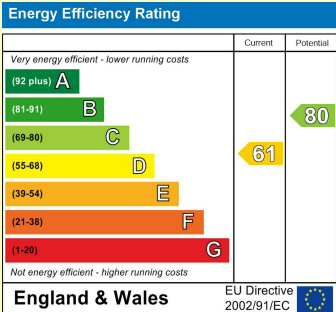
BEDROOM 3

2.59m x 1.98m (8'5" x 6'5")

Front aspect with picture rail, carpet flooring and radiator.

SHOWER ROOM

Three-piece shower room comprising of shower cubicle, wash-basin, low-level W.C, laminated wooden flooring and radiator.

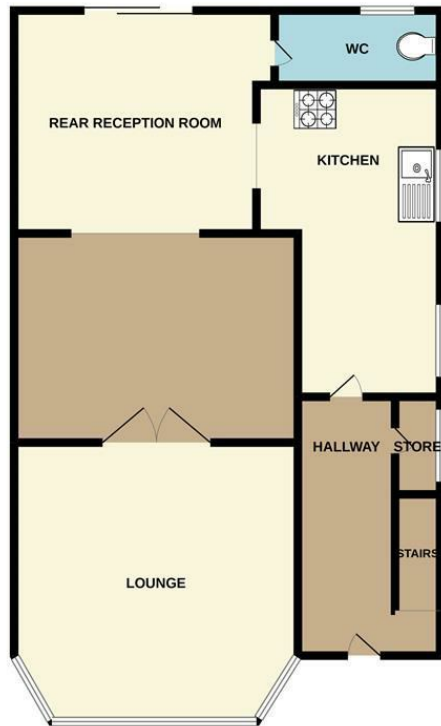


OUTSIDE

Externally to the front is a large sloped tarmacadam driveway, raised lawned garden with borders and steps to the entrance. To the rear is a detached garage and an enclosed lawned garden with borders housing a variety a 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
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



6 WEST CRESCENT

TOTAL FLOOR AREA : 1092 sq.ft. (101.5 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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