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## 2 Alcester Close, Alkrington



- Fabulous FIVE Bed Extended Semi Detached Dormer Bungalow
  - Spacious Lounge / Full Width Family Dining Kitchen
  - Three-Piece Down-Stair Shower Room And Bedroom
    - Four Bedrooms In The Dormer
    - Luxurious FOUR-Piece Family Bathroom
- Large Hardstanding Driveway With Space For Several Vehicles
  - Paved Patio And Enclosed Lawned Garden

£450,000

Fabulous FIVE bed semi detached dormer bungalow with a full width single storey rear extension. This contemporary styled property benefits from high quality fixtures and fittings throughout. Briefly comprising of gas central heating, uPVC double glazed windows, large enclosed porch, lounge, large family dining kitchen with bi-folding doors to the rear garden, a three-piece shower room and a ground floor bedroom. There is a fixed staircase to the dormer which houses four further bedrooms and a four-piece luxury bathroom. Externally to the front is a hardstanding driveway with space for several cars to off road park. There is gated access down the side leading to a full width paved patio which in turn leads to a good-sized flat lawned garden. Situated in the much sought after 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**

Spacious enclosed porch with pitched roof, tiled flooring, spot-lights and radiator.

### **LOUNGE**

5.97m x 4.22m (19'7" x 13'10")

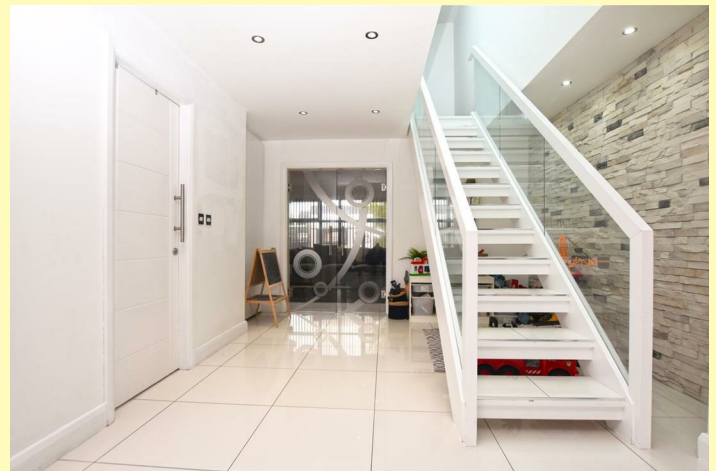
Front aspect with tiled flooring, wall mounted T.V point, spotlights and tall radiator. Feature glass doors leading to the family dining kitchen.



### **FAMILY DINING KITCHEN**

10.08m x 6.40m (33'0" x 20'11")

This stunning area is a highlight of the property having a full width extension with vaulted roof, sky-light windows and two sets of bi-folding doors leading out to the rear patio. The kitchen briefly comprises of a range of wall and base units incorporating induction hob with feature extractor above, built in electric oven, integrated fridge and freezer, integrated dishwasher, integrated washing machine, built in microwave oven, built in wine cooler and a central island incorporating a resin sink and fitted cupboards below. The whole area has ceramic tiled flooring, two radiators, spotlights and an open plan staircase rising to the first floor.



### **SHOWER ROOM**

Three-piece shower room comprising of built in walk in rain shower, vanity wash-basin with fitted cupboards below, low-level W.C, tiled walls and flooring, tall heated towel rail and spotlights.

### **BEDROOM 2**

4.23m x 3.72m (13'10" x 12'2")

Front aspect with fitted wardrobes, wall mounted T.V point, carpet flooring and radiator.

## **FIRST FLOOR**

## MASTER BEDROOM

4.37m x 3.43m (14'4" x 11'3")

Rear aspect with fitted wardrobes, T.V point, carpet flooring, spotlights, radiator and a "Juliette" balcony overlooking the rear garden.



## OUTSIDE

Externally to the front is a hardstanding driveway with space for several cars to off road park. There is gated access down the side leading to a full width paved patio which in turn leads to a good-sized flat lawned garden.



## BEDROOM 3

3.42m x 2.90m (11'2" x 9'6")

Rear aspect with fitted wardrobes, wall mounted T.V point, spotlights, carpet flooring and radiator.

## BEDROOM 4

3.22m x 2.19m (10'6" x 7'2")

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

## BEDROOM 5

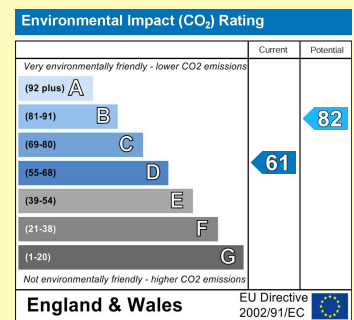
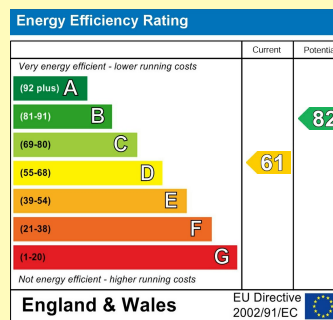
2.54m x 2.21m (8'3" x 7'3")

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



## BATHROOM

FOUR-piece luxurious bathroom suite comprising of double deep fill bath, "walk in" shower cubicle with rain shower, vanity wash-basin with fitted cupboard below, fully tiled walls with built in T.V, tiled flooring, spotlights and tall heated towel rail.

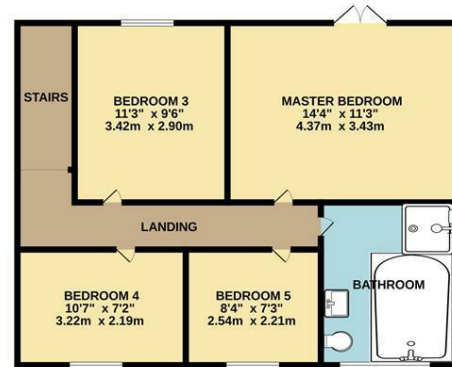


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR  
1198 sq.ft. (111.3 sq.m.) approx.



1ST FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



FOUR BED SEMI DETACHED DORMER BUNGALOW

TOTAL FLOOR AREA : 1788 sq.ft. (166.1 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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