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63 Naunton Road, Alkrington



- Well Presented Three Bed Semi Detached With Single Storey Extension
 - Gas Central Heated / uPVC Double Glazed
 - Lounge / Extended Dining Area And Kitchen
 - Four-Piece Bathroom
 - Large Tandem Garage / Driveway
 - Lawned Gardens To The Front And Rear

£265,000

Well presented three bed semi detached with a single storey rear extension and a large attached tandem garage. Briefly comprising of gas central heating, uPVC double glazed windows, lounge with open access to extended dining area and kitchen. The first floor affords three bedrooms and a four-piece bathroom. Externally to the front is a lawned garden with borders, driveway providing off road parking leading to the attached garage. To the rear is a paved patio area extending down the side and a lawned garden with soil borders. Conveniently positioned for Alkrington's shops, facilities 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.

HALL

Hallway with carpet flooring, radiator and staircase rising to the first floor.

LOUNGE

4.32m x 3.48m (14'2" x 11'5")

Front aspect with electric fire set within feature surround, T.V point, carpet flooring and radiator. Open plan to dining area.



DINING AREA

4.17m x 2.78m (13'8" x 9'1")

Rear aspect with carpet flooring and radiator.



KITCHEN

4.52m x 2.50m (14'9" x 8'2")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, halogen hob with extractor above, built in electric oven, space for fridge/freezer, laminated wooden flooring and radiator. Access to large tandem garage which in turn provides access to the rear garden.



FIRST FLOOR

BEDROOM 1

3.60m x 2.87m (11'9" x 9'4")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.21m 3.06m (10'6" 10'0")

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



OUTSIDE

Externally to the front is a lawned garden with borders, driveway providing off road parking leading to the attached garage. To the rear is a paved patio area extending down the side and a lawned garden with soil borders.



BEDROOM 3

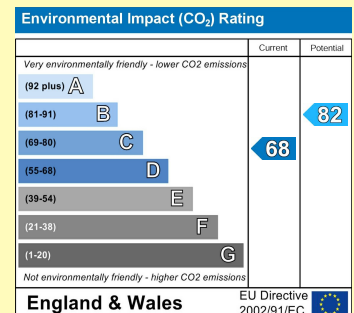
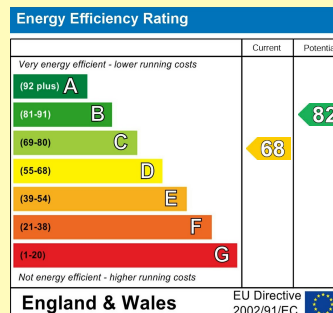
2.50m x 2.48m (8'2" x 8'1")

Front aspect with carpet flooring and radiator.



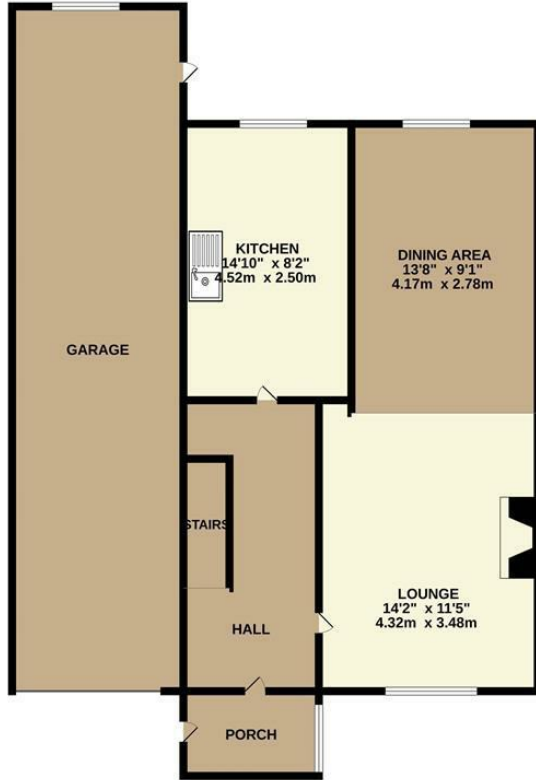
BATHROOM

Four-piece bathroom suite comprising of bath, separate shower cubicle, vanity wash-basin, low-level W.C, fully tiled walls, laminate flooring and radiator.



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
782 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 1173 sq.ft. (108.9 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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