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21 Cheltenham Road, Alkrington



- Immaculately Presented THREE Bed Semi Detached Dormer Bungalow
  - Very Spacious Lounge / Dining Kitchen And Utility Area
  - One Ground Floor Bedroom And Three-Piece Shower Room
    - Two First Floor Bedrooms / Tarmacadam Driveway
  - Integral Garage / Large Rear Lawned Garden And Patio Areas

£370,000

Immaculately presented and spacious Three bed semi detached dormer bungalow. Briefly comprising of gas central heating, uPVC double glazed windows, very large lounge, dining kitchen, utility area, one ground floor bedroom and a contemporary styled three-piece shower room. There is a fixed staircase leading to the dormer which houses two further bedrooms and storage in the eaves. Externally to the front is a large tarmacadam driveway with generous off road parking and a feature raised soil bed housing plants and shrubs. There is also access to the integral garage with up and over door and gated access down the side to the rear patio area with steps to a well manicured flat lawned garden bound by paving and mature hedges. The foot of the garden has a further patio with raised beds and a useful garden shed with power. 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**

### **PORCH**

Side access leading to ....

### **HALL**

Hallway with "Amtico" flooring and radiator.

### **LOUNGE AND SITTING AREA**

9.40m x 3.51m (30'10" x 11'6")

Spacious lounge to the front aspect with bay window, wall mounted electric fire, coved ceiling, T.V point and tall radiator. Open plan to the rear sitting area with staircase rising to the first floor, coved ceiling, "Amtico" flooring and radiator.



### **DINING KITCHEN**

5.91m x 2.64m (19'4" x 8'7")

Rear aspect with a range of wall and base units incorporating one and a half bowl sink, five ring gas hob with stainless steel extractor above, built in double electric oven, integrated dishwasher, spotlights, tall radiator, part tiled walls, "Amtico" flooring and space for dining table and chairs.



### **UTILITY AREA**

Useful utility area with space and plumbing for automatic washing machine, space and vent for tumble dryer.

### **BEDROOM 1**

3.89m x 3.69m (12'9" x 12'1")

Rear aspect with fitted wardrobes, "Amtico" flooring and radiator.



**Office Area**

2.77m x 2.55m (9'1" x 8'4")

Rear aspect with "Amtico" flooring and tall radiator. Sliding doors lead to the rear garden.



**OUTSIDE**

Externally to the front is a large tarmac driveway with generous off road parking and a feature raised soil bed housing plants and shrubs. There is also access to the integral garage with up and over door and gated access down the side to the rear patio area with steps to a well manicured flat lawned garden bound by paving and mature hedges. The foot of the garden has a further patio with raised beds and a useful garden shed with power.

**SHOWER ROOM**

Front aspect with "walk in" shower, under floor heating, vanity wash-basin with fitted cupboards below, low-level W.C, heated towel rail, spotlights and fully tiled walls and flooring.



**FIRST FLOOR**

**BEDROOM 3**

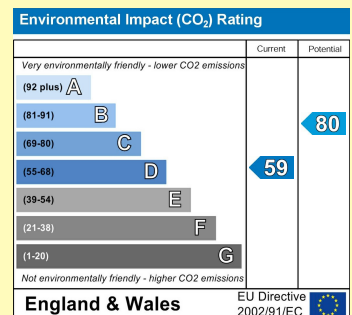
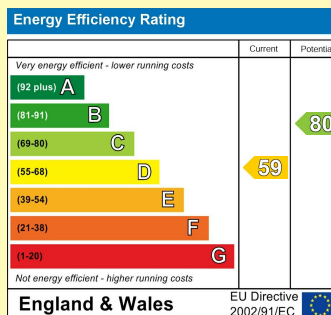
4.44m x 4.23m (14'6" x 13'10" )

Rear aspect with laminated wooden flooring, sky-light window, radiator and storage in the eaves.

**BEDROOM 2**

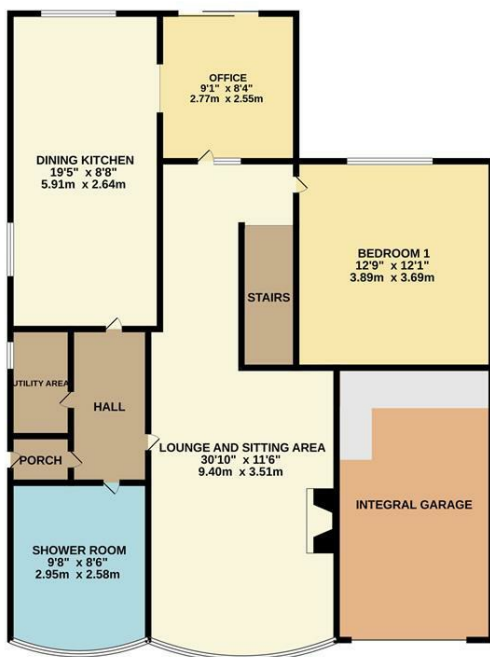
4.60m x 3.28m (15'1" x 10'9")

Rear aspect with fitted wardrobes , sky-light window, laminated wooden flooring and radiator.

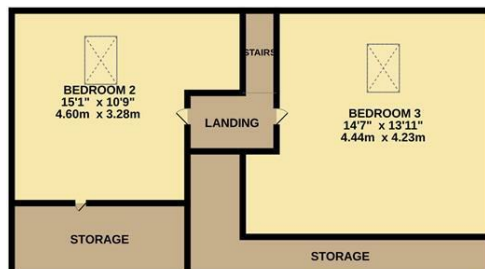


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



THREE BED SEMI DETACHED DORMER BUNGALOW

TOTAL FLOOR AREA: 1522 sq.ft. (141.4 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.

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