



**Rhos Avenue**  
**Alkrington, Middleton M24 1DQ**  
**ASKING PRICE £349,950**



## A TRULY STUNNING AND EXTENDED 4 BEDROOMED SEMI DETACHED HOUSE SITUATED IN THE HEART OF ALKRINGTON

Look inside this stunning, extended 4 bedroomed family home, comprising a spacious lounge and a stunning, modern open plan kitchen/diner with bi-fold doors leading out to the rear garden. At first floor level there are 3 double bedrooms and a stunning family bathroom. To the second floor, a spacious large master bedroom with open plan shower and bath area and a separate en-suite. The property benefits from upvc double glazing throughout and a new gas fired central heating system. Externally, there is a private blocked paved driveway and to the rear, a private garden with an Indian stone laid patio and artificial lawned area. The single garage has been converted into a gym.

### VIEWING STRONGLY RECOMMENDED TO APPRECIATE THE EXTENT AND CALIBRE OF THE ACCOMMODATION ON OFFER

#### THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

#### Ground Floor

##### ENTRANCE HALLWAY

A stunning entrance hallway with feature glass staircase

##### LOUNGE – 4.0 x 3.2 metres (13'1" x 10'6")

A spacious lounge with bay window and views over the front

##### KITCHEN / DINER - 5.4 metres (reducing to 3.2 metres) x 4.1 metres 17'8 reducing to 10'6" x 13'5")

A superb open plan kitchen / dining area comprising an island base unit, integrated oven, hob and extractor fan, high quality wall and base units with complementary work surfaces, stainless steel sink unit with spray taps, bi-fold doors leading out to the rear garden



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## First Floor

### LANDING

#### **BEDROOM ONE - 4.2 x 2.7 metres (13'9" x 8'10")**

A large double bedroom with freestanding wardrobes, bay window overlooking the front of the property, neutral décor

#### **BEDROOM TWO - 4.3 x 3.2 metres (14'1" x 10'6")**

A second double bedroom with views over the rear, neutral décor

#### **BEDROOM THREE - 3.0 x 2.0 metres (9'10" x 6'6")**

A third double bedroom with views over the front of the property, neutral décor - currently used as an office

#### **FAMILY BATHROOM - 2.5 x 2.5 metres (8'2" x 8'2")**

A stunning, modern family bathroom comprising open shower area with sprinkler shower head, panelled bath, vanity wash hand basin, low level wc, tiled walls and floor



## Second Floor

#### **MASTER BEDROOM - 5.8 x 5.7 metres (19' x 18'8")**

A wonderful master bedroom with stunning views over the rear of the property from a Juliet balcony, Velux window. There is a separate area with walk-in shower and freestanding bath

#### **EN-SUITE - 2.4 x 1.3 metres (7'10" x 4'3")**

Low level wc, vanity wash hand basin, fully tiled walls and floor

## Externally

The single garage has been converted into a gym but could easily be converted into another reception room. There is a newly laid block paved driveway providing excellent off street parking for numerous vehicles. To the rear, there is a stunning garden with Indian stone laid patio area, artificial lawn and a raised decking area - newly fitted fencing provides privacy.



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### Council Tax Band

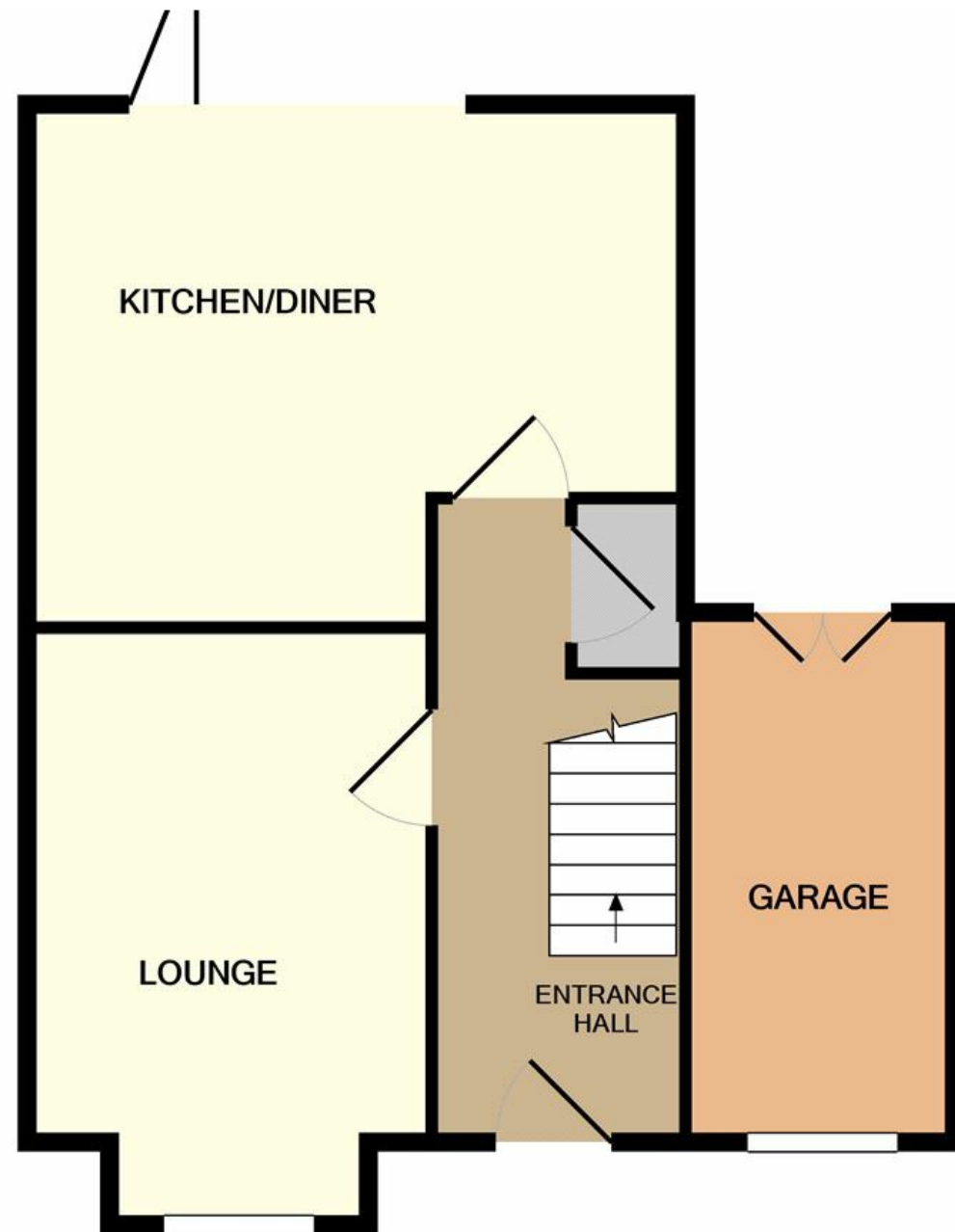
We have been advised that the property is in Council Tax Band C

### Location

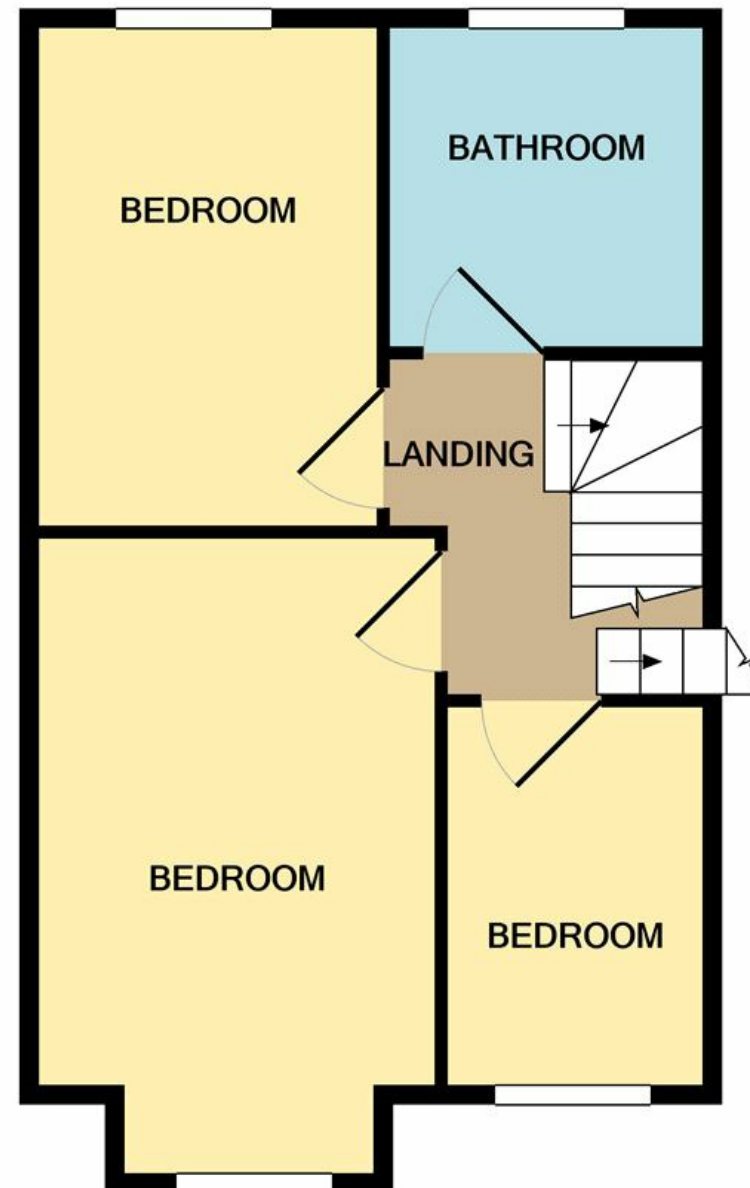
This wonderful semi detached family home is situated in the popular village of Alkrington, conveniently located for all the usual local amenities.

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS  
BARTON KENDAL**

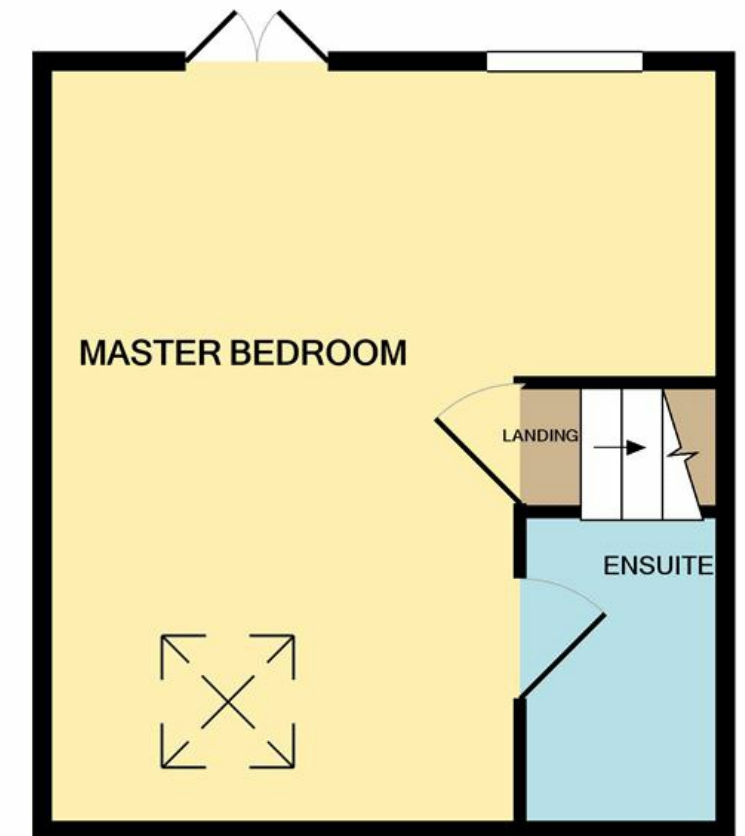
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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