

Ash Walk
Alkrington Middleton M24 1JY



A 3 BEDROOMED DETACHED FAMILY HOME
SITUATED IN A HIGHLY SOUGHT AFTER LOCATION OF ALKRINGTON



The subject property is situated in the popular residential area of Alkrington, in close proximity to all the usual local amenities. At ground floor level there are 2 reception rooms together with a fitted kitchen and wc. At first floor level, 3 bedrooms and a Bathroom. The property benefits from a gas fired central heating system, double glazed windows and extensive gardens to the front and rear with a private driveway providing off street parking leading to a garage. The property is offered for sale at a competitive price, with no onward chain and early viewing comes highly recommended.

VIEWING STRONGLY RECOMMENDED
NO CHAIN

ASKING PRICE £315,000

To view this property contact:

122 Yorkshire Street - Rochdale - OL16 1LA. T:01706 65 32 14. www.barton-kendal.co.uk - sales@barton-kendal.co.uk

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

LOUNGE – 3.3 x 3.9 metres (to bay) (10'9" x 12'9")

A large main reception room with feature bay window and double doors leading to dining room

DINING ROOM – 3.3 x 3.6 metres (10'9" x 11'9")

A second reception room with gas fire and patio doors leading out into the rear garden

KITCHEN/DINER – 5.1 x 2.7 metres, reducing to 1.8 metres (16'8" x 8'10" reducing to 5'10")

1 ½ single drainer stainless steel sink unit, range of fitted wall and base units with complementary work surfaces

WC

Low level wc

First Floor

LANDING

MASTER BEDROOM – 3.3 x 3.9 metres (to bay) (10'9" x 12'9")

A double master bedroom feature bay window and fitted wardrobes

BEDROOM TWO – 3.3 x 3.6 metres (10'9" x 11'9")

A well presented second double bedroom with fitted wardrobes

BEDROOM THREE – 1.9 x 2.2 metres (6'2" x 7'2")

SHOWER ROOM – 1.8 x 2.2 metres (5'10" x 7'2")

A walk in shower room with electric shower, low level wc, wash hand basin and tiled walls

Externally

The property benefits from a larger than average plot boasting garden to the front and A private driveway leading to a **SINGLE GARAGE**. To the rear, the property boasts extensive gardens with patio areas and lawns with well stocked borders.



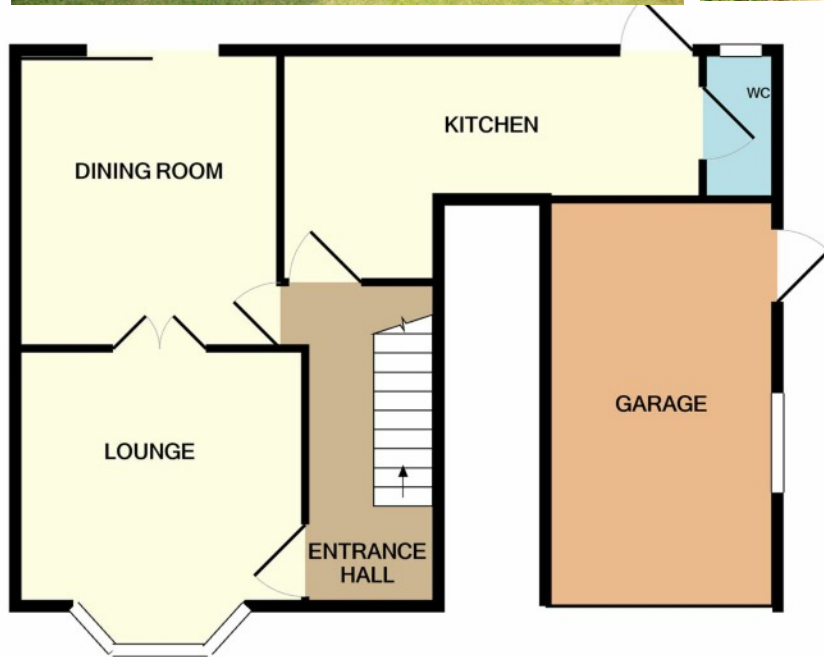
Council Tax Band

We are advised that the property is assessed in Council Tax Band D

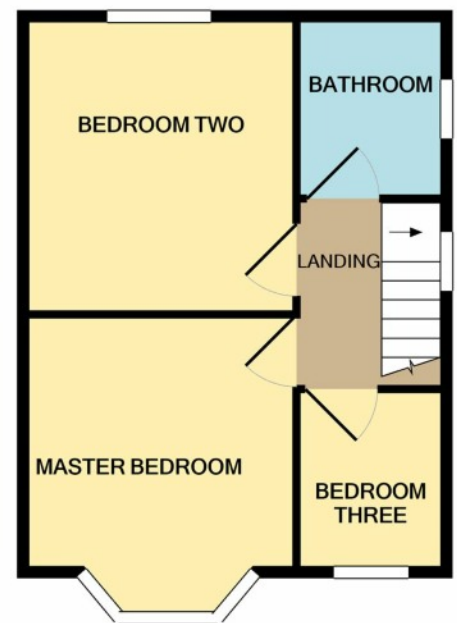
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

The subject property is situated in the highly desired area of Alkrington, within easy access of both Manchester and Middleton Town Centre's and all the usual local amenities.



GROUND FLOOR



1ST 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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Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification