

Hawkshead Drive  
Alkrington M24 4EY



## A TRULY STUNNING 3 BEDROOMED END TERRACED HOUSE WITH FEATURE SUMMER HOUSE WITH BAR AND ELECTRICS



The subject property is situated in the popular residential area of Middleton, with all the usual local amenities available nearby and providing great commuter links to Manchester City Centre. The property is in an excellent condition with the ground floor consisting of a lounge and a modern fitted kitchen and at first floor level, three large bedrooms and a stunning family bathroom suite with two loft rooms on the second floor. The property benefits from a gas fired central heating system, double glazed windows and spacious gardens to the rear with stunning summer house and bar. There is a private driveway to the front and the property is offered for sale at a competitive price with no onward chain and early viewing comes highly recommended.

**ASKING PRICE £169,950**

**Head Office** - 122 Yorkshire Street  
ROCHDALE  
Lancashire  
OL16 1LA  
Tel : (01706) 653214

**Middleton Office** – 13 Long Street  
Middleton  
M24 6TE  
Tel : (0161) 643 0777

## **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 – 4.3 x 5.6 metres (to bay)**

A stunning main reception room with feature bay window, laminate flooring, French double patio doors leading to rear garden

#### **KITCHEN – 1.9 x 4.3 metres**

A modern, well presented fitted kitchen comprising single drainer stainless steel sink unit, range of modern wall and base units with complementary work surfaces and double extractor hood

#### **STORAGE/UTILITY ROOM - 2.5 x 2.0 meters**

### **First Floor**

#### **LANDING**

#### **MASTER BEDROOM – 4.0 x 2.5 metres**

A well presented double master bedroom with feature fitted wardrobes

#### **BEDROOM TWO – 2.5 x 3.9 metres**

A well presented second double bedroom

#### **BEDROOM THREE – 2.1 x 2.0 metres**

A third well presented bedroom

#### **BATHROOM – 1.6 x 2.3 metres**

An immaculately presented modern bathroom suite comprising low level vanity wc, vanity wash hand basin, panelled bath with shower, heated hand towel rail, tiled walls and flooring

### **Second Floor**

#### **LOFT ROOM ONE – 4.3 x 5.0 metres**

A well presented loft room with feature skylight

#### **LOFT ROOM TWO - 2.0 x 5.0 meters**

A second well presented loft room with feature skylight

### **Externally**

The property benefits from a large private driveway to the front and a well presented rear garden with artificial grass and patio area, **SUMMERHOUSE / BAR - 2.8 x 4.6 meters** with light and power and laminate flooring



