

Mill Fold Road
Alkrington Middleton M24 1DF



**A WELL PRESENTED MODERN 3 BEDROOMED TOWN HOUSE
IN IMMACULATE CONDITION WITH GARAGE
AND NO ONWARD CHAIN**



The subject property is situated in the popular residential area of Alkrington with all the usual local amenities available nearby, including some of the best schools in the area. The property benefits from 3 generous sized bedrooms, 3 stylish bathroom suites, utility room, a large reception room and a modern fitted kitchen/diner. The property benefits from a gas fired central heating system, double glazed windows, well maintained gardens to the rear, with off street parking for 2 vehicles, a single garage currently used as an office. The property is offered for sale at a competitive price and early viewing comes highly recommended.

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

OFFERS INVITED IN EXCESS OF £220,000

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

GARAGE – 2.4 x 5.2 metres (7'10" x 17')

Single garage currently used as an office

SHOWER ROOM – 0.8 x 2.4 metres (3'1" x 7'10")

Well presented modern shower room, part tiled walls with shower cubicle, pedestal wash hand basin and low level wc

UTILITY ROOM – 1.7 x 2.7 metres (5'6" x 8'10")

Range of wall and base units, single drainer stainless steel sink unit, plumbing for automatic washing machine and dryer, access to rear garden

BEDROOM THREE – 2.7 x 2.7 metres (8'10" x 8'10")

A well presented third bedroom situated to the rear, currently used as an office

First Floor

LANDING

LOUNGE – 4.5 x 5.8 metres reducing to 4.2 metres (14'9" x 19' reducing to 13'9")

Well presented main reception room with laminate flooring and feature fireplace

KITCHEN/DINER – 4.5 x 3.3 metres reducing to 2.6 metres (14'9" x 10'9" reducing to 8'6")

1 ½ drainer stainless steel sink unit, range of modern wall and base units with complementary work surfaces, built in oven, hob and extractor fan, integral fridge, freezer, part tiled walls and spotlights to ceiling

Second Floor

LANDING

MASTER BEDROOM – 4.5 x 4.2 metres reducing to 2.2 metres (14'9" x 13'9" reducing to 7'2")

Well presented large double master bedroom, with feature wardrobes and fitted carpet

MASTER EN-SUITE – 2.0 x 1.8 metres (6'6" x 5'10")

Panelled bath with shower attachment, vanity wash hand basin, vanity low level wc, tiled flooring and feature heated hand towel rail

BEDROOM TWO – 4.5 x 3.5 metres reducing to 2.6 metres (14'9" x 11'5" reducing to 8'6")

Well presented second double bedroom with fitted carpet

EN-SUITE – 1.8 x 1.8 metres (5'10" x 5'10")

A second modern en-suite, part tiled walls, shower cubicle, vanity wash hand basin and low level wc and fully tiled flooring

Externally

Private parking driveway suitable for parking 2 cars leading to integral garage. To the rear is a well presented garden with patio area, artificial lawn and storage shed.



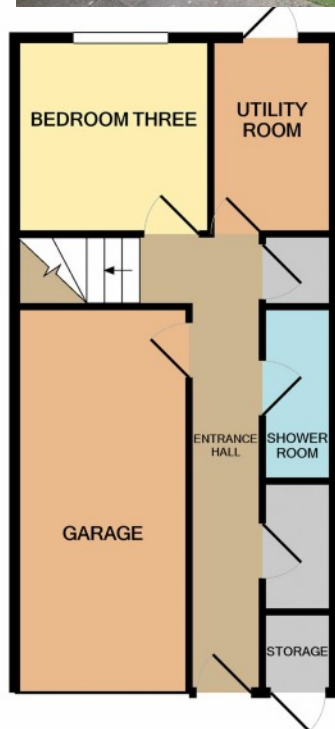
Council Tax Band

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

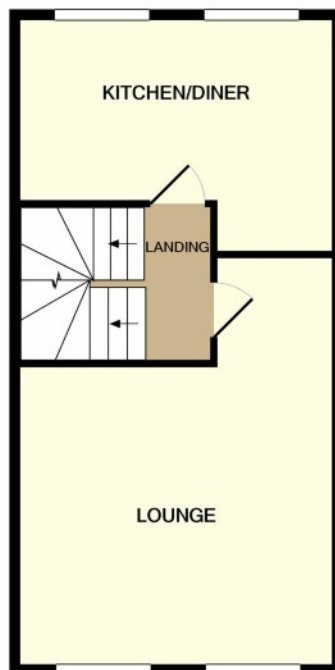
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

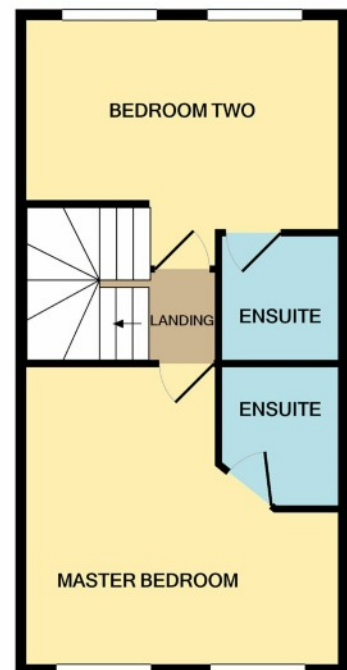
The subject property is situated in the highly sought after location of Alkrington in a quiet infill development of similar, modern houses. Within easy access of both Manchester and Middleton Town Centre's and with woodland walks and lakes on your doorstep and close proximity to M60, M66 and M62 motorway junctions.



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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W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

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