



HENSTOCK
PROPERTY SERVICES



38 Kirkway, Alkrington, Middleton, Manchester, Lancashire M24 1EL

- 2 BEDROOMED SEMI DETACHED DORMER BUNGALOW
- PLEASANT LARGE REAR GARDEN
- OFF ROAD PARKING TO FRONT
- OVERLOOKING WINCE BROOK
- PRIVATE TO REAR BACKING ONTO WOODLAND
- DORMER ROOM
- LARGE GARDEN ROOM APPROX 7mx5m
- RENOVATED TO AN EXTREMELY HIGH STANDARD
- MASTER EN SUITE SHOWER ROOM
- DOWNSTAIRS SHOWER ROOM

Offers in Region of £305,000



PROPERTY DESCRIPTION

Henstock Property Services is delighted to present this exquisite two-bedroom semi-detached dormer bungalow. Thoughtfully and extensively renovated to an exceptional standard, this distinguished residence offers a superb living environment designed to meet the needs of contemporary family life. Situated in the sought-after location of Alkrington, the property occupies an impressive plot, featuring well maintained rear gardens with a large garden room, along with ample off-road parking. The charming exterior is complemented by a meticulously designed interior, where every detail has been carefully considered to create a refined yet inviting home. The heart of the property is a spacious and stylish kitchen//living space, offering the perfect setting for both everyday living and entertaining. The home boasts a well-proportioned ground floor bedroom and shower room alongside a large master bedroom upstairs with en suite shower room and free standing open bath. The large garden room is fitted with a bar cooler system, internet connectivity and outlets for multiple screens with direct feed from inside the main house. This exceptional home is ideally positioned within close proximity to highly regarded schools, an excellent selection of shops and supermarkets, as well as leisure and fitness facilities. Commuters will benefit from excellent transport links, with easy access to public transport and the M60 and M62 motorway networks. Early viewing is highly recommended to fully appreciate the charm of this outstanding property.

Ground Floor

Entrance

Open porch into hallway.

Front Lounge

13' 8" x 11' 1" (4.17m x 3.38m) Views to front and green space beyond. Open plan to kitchen.

Kitchen

10' 6" x 9' 1" (3.21m x 2.76m) Views to rear garden. Open plan to front lounge area.

Ground Floor Shower Room

6' 7" x 5' 8" (2.00m x 1.72m)

Garden Room

Fully fitted with hard wired connectivity for internet and sky/virgin installations from the main house. Outlets for multiple screens. Doors to front and rear. Fully fitted bar with pump and cooler system.

Bedroom 1

12' 10" x 10' 2" (3.92m x 3.11m) Ground Floor

Upper Floor Dormer

Master Bedroom

16' 8" x 12' 2" (5.08m x 3.70m) Access to en suite shower room.

Garden

Front Garden - Paved hard standing off road parking. Small garden area. Leading to side with gated access to rear.

Rear: Pleasant rear garden featuring large garden room and access to modernised outside WC.

