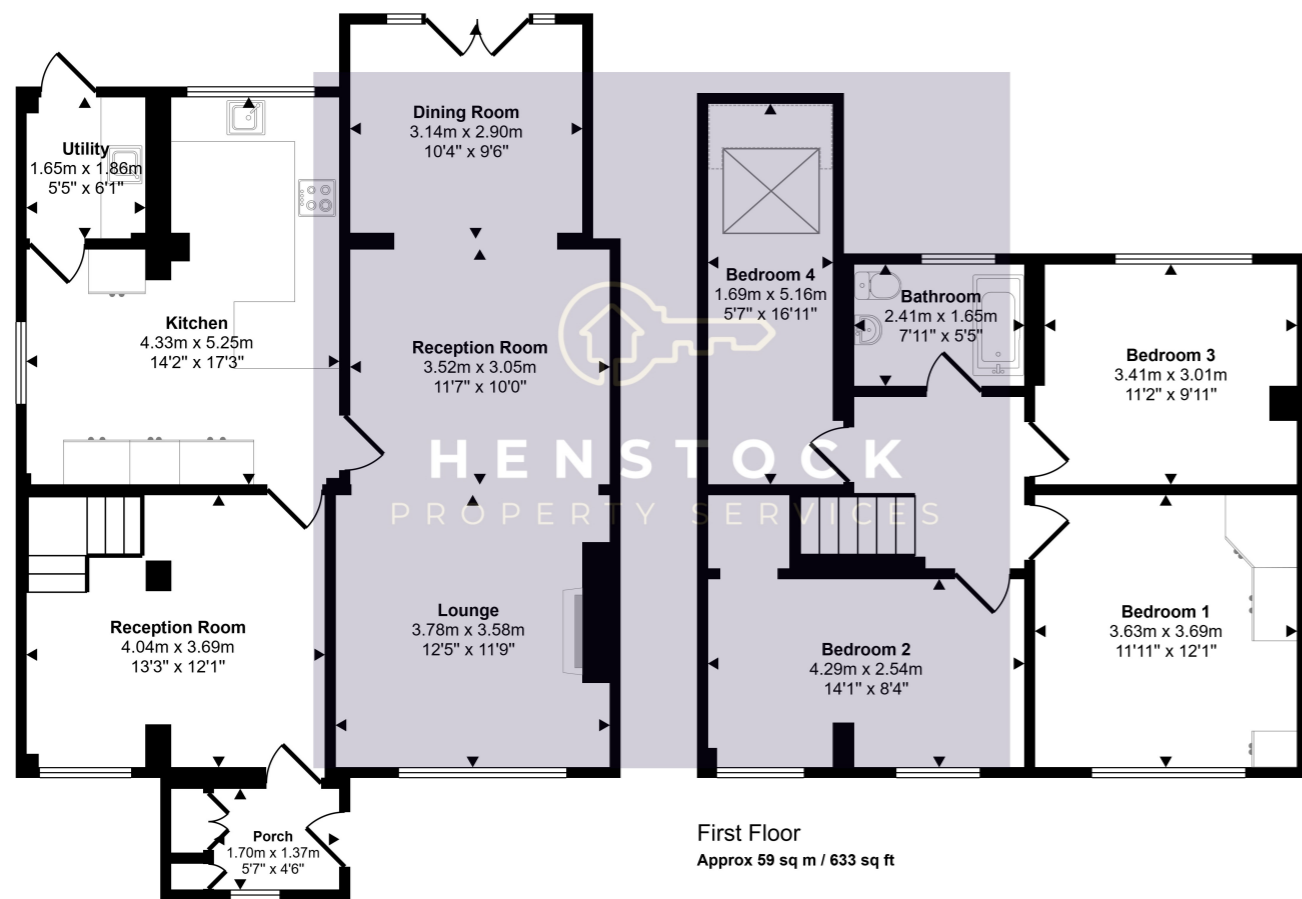


Approx Gross Internal Area
136 sq m / 1460 sq ft

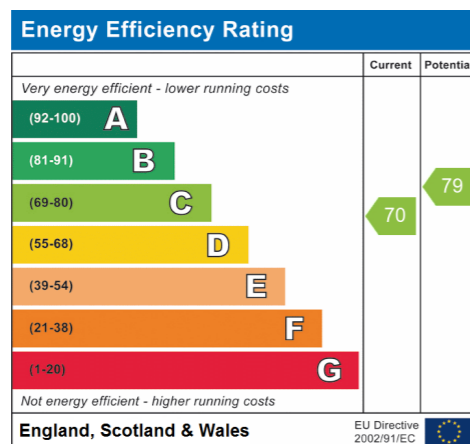


First Floor
Approx 59 sq m / 633 sq ft

Ground Floor
Approx 77 sq m / 826 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



HENSTOCK
PROPERTY SERVICES



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- 4 BEDROOMS
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- FREEHOLD
- CUL DE SAC POSITION
- COUNCIL TAX BAND D

Offers in Region of £435,500



PROPERTY DESCRIPTION

Henstock Property Services are delighted to present this exceptional 4-bedroom, double extended semi-detached residence, situated in the prestigious Woodside area of Alkington. This remarkable property enjoys an sought after location, just a stone's throw from the serene Alkington Nature Reserve and with direct views over the picturesque fishing lakes. The property has been thoughtfully modernised throughout to a high standard, offering a perfect blend of contemporary living and elegant charm. The accommodation includes a recently refurbished family bathroom, a luxurious high-spec kitchen/diner, and a separate utility room, ensuring that this home is truly move-in ready. The well-appointed living space briefly comprises: an inviting porch with built-in storage leading into the entrance reception, a spacious lounge with a wood-burning stove and an open archway leading into the dining area, a stylish kitchen/diner ideal for entertaining, a utility room, four well-proportioned bedrooms, and a family bathroom. Additional features of the property include UPVC double glazing, gas central heating, and off-road parking to the front. To the rear, a private, low-maintenance garden provides a tranquil retreat with a combination of patio, decking, and stone areas, perfect for outdoor relaxation. In order to fully appreciate the elegance and charm of this outstanding family home, early viewing is highly recommended.

Entrance

Porch style area with original feature floorboards and built in storage cupboards.

Entrance Reception Room

4.12m x 3.74m (13' 6" x 12' 3") Spacious and light entrance area currently used as a sitting room. Access to staircase and door to kitchen / lounge, original hard wood flooring. Double radiator with window views to front.

Lounge

6.87m x 3.60m (22' 6" x 11' 10") Central chimney breast with multi-fuel burning stove set on stone base, feature wood beam above, original hard wood flooring, open plan via arch to dining area. 2 x Double radiators.

Dining Area

3.14m x 2.72m (10' 4" x 8' 11") Open plan via arch to front lounge, original hard wood flooring, Patio doors to rear garden leading onto decked area with pergola. Single radiator.

Kitchen / Diner

L Shaped room spanning 5.45m x 4.37m (17' 11" x 14' 4") reducing to 2.33m (7' 8") Recently modernised high spec kitchen diner with access to utility room and rear garden space. Excellent range of modern high gloss grey/stone wall and floor units with under unit LED lighting and finished off with high spec quartz worktops and upstands. In built BOSCH including eye level stainless steel and black oven/grill, microwave and matching black hard glass 4 ring touch control hob with carbon extractor above. Breakfast bar space. Stainless steel one and a half size sink perfectly inset into the quartz with floating stainless steel mixer tap. Finished with Karndean Knight Tile Flooring which often comes with a lifetime guarantee (35 years). Double radiator.

Utility Room

Good size utility room with matching high gloss base and wall units and quartz worktops. Inset stainless steel sink with chrome mixer tap. Plumbed spaces for washing machine and dryer. Door to rear garden.

Exterior

Front: Hard standing block paved off road parking for multiple cars. Shale border edges with mature plants.

Rear: Deceptively spacious, private and well designed rear garden featuring a modern paved BBQ area, decked area with wooden built pergola, York Stone style wall, shaled/stoned areas allowing a pleasant yet low maintenance approach, good amount of mature plants/acers/shrubberies, gated side access to front and large conifers to rear creating greater privacy.

Upper Floor

Bedroom 1

3.64m x 3.75m (11' 11" x 12' 4") Built in wardrobes, not over looked from the front with views over both lakes, double radiator.

Bedroom 2

4.578m x 2.75m (15' 0" x 9' 0") 2 Windows creating a lot of natural light, not over looked from the front with views over both lakes, small storage wardrobe, double radiator.

Bedroom 3

3.58m x 3.12m (11' 9" x 10' 3") Views over rear garden. Single radiator.

Bedroom 4

5.08m x 1.70m (16' 8" x 5' 7") Views over rear garden, double radiator.

Bathroom

2.52m x 1.64m (8' 3" x 5' 5") Recently modernised family bathroom featuring large vanity unit with inset sink and ccwc with storage below. Bath with chrome mixer tap and electric shower above. Fully tiled walls. Wood effect Luxury Vinyl Flooring, chrome heated towel rail.

