



# Mark Warren

Homes for sale in North Manchester

## 0161 643 2827

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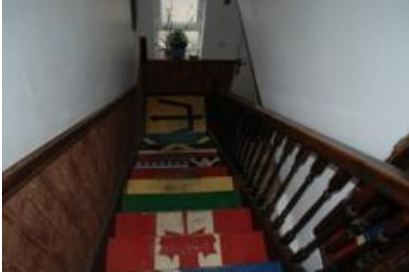
York Road East M24 1RJ



**£ 127,500**

We are delighted offer For Sale this Semi Detached house in Alkrington. Providing 2 bedrooms, gas central heating, upvc windows and good sized gardens and much sort after location, this property is ideal for families. Large gardens with rear work shop.

Semi Detached  
Gas Central Heating  
Good sized Gardens  
off road parking  
attic room



Entrance Hall, Front facing UPVC windows, spindle staircase, radiator.

Lounge, 20'02" x 10'11" Front and rear facing framed windows, solid fuel cast iron fireplace, television point, coving, radiators.

Kitchen, 10'05" x 8'00" Rear facing UPVC windows, fitted base and wall units, plumbed for washer, single drainer bowl half sink unit, under stairs cupboard.

Side brick store, outbuilding, 11'052 x 8'07" Front and rear doors, light and power, radiator.

Landing,

Bedroom 1, 15'08" x 9'07" 2 Front facing UPVC windows, laminate floor, built in cupboard with stairs to attic, radiator.

Bedroom 2, 10'08" x 10'04" Rear facing UPVC window, built in cupboard.

Attic, 19'022 x 9'07" Side facing UPVC double glazed window, light and power points, flooring, storage areas, radiator.

Bathroom, Rear facing UPVC double glazed window, White three piece suite comprising of low flush WC, hand wash basin, panelled bath and over bath electric shower, tiling, chrome wall radiator.

Externally, Front flagged drive in, large rear lawned garden with workshop, patio. Workshop 1, 16'03" x 9'08". Workshop 2, 18'01" x 11'08".

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.