mcgowan homes

9A Meadow Road, Alkrington



- Imposing FIVE Bed Detached Set Over THREE Storeys
- Lounge / Dining Room / Dining Kitchen Leading To Utility And W.C
- Lower Ground Reception Room / Studio / Sauna And Integral Garage
- En-Suite To Master Bed / Five Piece Family Bathroom
- Driveway With Generous Off Road Parking / Side Driveway And Garage
- Established, Private Lawned Rear Garden And Patio

Offers In Excess Of £600,000

"Elmwood House" is a five bed detached residence set over three storeys and backing on to "Alkrington Woods". This very spacious property requires updating and has the potential to be a stunning prestigious home. Briefly comprising of gas central heating, uPVC double glazed windows, large entrance hallway, spacious lounge, dining room, fitted kitchen and utility room with WC. There is a fixed staircase leading to the lower level reception room, studio, sauna/shower room and garage. The first floor affords a spacious landing leading to FIVE good-sized bedrooms, the master with an en-suite shower room and a separate five piece family bathroom. Externally to the front is a generous sized driveway with off road parking, and a further side driveway leading to the integral garage. There are steps leading down to the lower ground which reveals a mature private lawned garden with patio area and access to the second integral garage. Situated in a much sought after position on the 'Woodside' of Alkrington ideal for access to the picturesque local nature reserve 'Alkrington woods'. Also convenient for local shops and facilities, a good selection of well-regarded schools, transport links and the M60 motorway network.

GROUND FLOOR

HALLWAY
Imposing hallway with tiled flooring, coved ceiling and radiator. Staircase to the lower ground floor and staircase to the first floor.



LOUNGE
6.65m x 3.76m (21'9" x 12'4")
Front to rear aspect with gas fire set within feature surround, coved ceiling, picture rail and two radiators. Double doors to the dining room.



DINING ROOM
3.28m x 3.66m (10'9" x 12'0")
Rear aspect with carpet flooring and radiator.

DINING KITCHEN
5.92m x 2.97m (19'5" x 9'8")
Front to rear aspect with a range of wall and base units incorporating breakfast bar, one and a half bowl resin sink, gas hob with extractor above, space and plumbing for dishwasher, tiled flooring and spotlights. Access to utility room, large store area and W.C.



LOWER GROUND FLOOR

RECEPTION ROOM
4.20m x 3.53m (13'9" x 11'6")
Rear aspect with carpet flooring, radiator and external access. Access to integral garage, sauna and studio.

STUDIO
5.84m x 2.92m (19'1" x 9'6")
Rear aspect with laminated wooden flooring and radiator. External access.



SAUNA AND SHOWER
Rear aspect with sauna, shower and W.C.

FIRST FLOOR

MASTER BEDROOM
5.56m x 4.80m (18'2" x 15'8")
Spacious master bedroom to the rear aspect with carpet flooring and radiator.



EN-SUITE
Three-piece en-suite comprising of shower cubicle, vanity wash-basin, low-level W.C and tiled walls and flooring.

BEDROOM 2
3.78m x 3.38m (12'4" x 11'1")
Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 3
3.78m x 3.48m (12'4" x 11'5")
Rear aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 4
3.0m x 2.97m (9'10" x 9'8")
Front aspect with fitted wardrobes, carpet flooring and radiator.

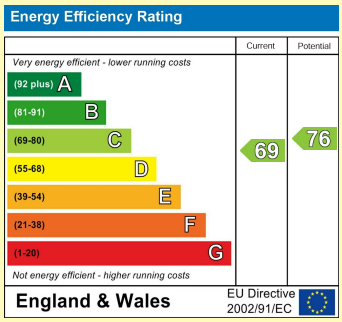
BEDROOM 5
2.94 x 2.59m (9'7" x 8'5")
Front aspect with carpet flooring and radiator.

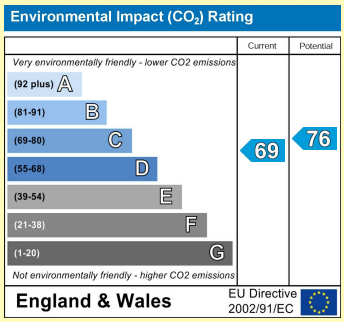
BATHROOM
Five piece family bathroom comprising of bath with shower over, double sink, bidet, low-level W.C, fully tiled walls and flooring, spotlights and heated towel rail.



OUTSIDE
Externally to the front is a generous sized driveway with off road parking, and a further side driveway leading to the integral garage. There are steps leading down to the lower ground which reveals a mature private lawned garden with patio area and access to the second integral garage.





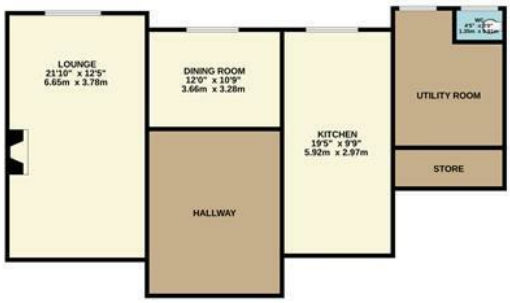


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

BASEMENT
920 sq.ft. (85.5 sq.m.) approx.



GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR
911 sq.ft. (84.7 sq.m.) approx.



FIVE BED DETACHED

TOTAL FLOOR AREA : 2728 sq.ft. (253.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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