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43 Willow Avenue, Alkrington



- Delightful Two Bed Semi Detached In Excellent Order Throughout
  - Gas Central Heated / uPVC Double Glazed Windows
    - Lounge With Dining Area / Modern Fitted Kitchen
  - Three-Piece Bathroom / Driveway With Off Road Parking
    - Lawned Gardens To The Front And Rear
    - Ideal First Time Buyer's Home

Offers In Excess Of £200,000

Very well presented two bed semi detached with off road parking and gardens to the front and rear. Briefly comprising of gas central heating, uPVC double glazed windows, lounge with dining area and a modern fitted kitchen to the ground floor. The first floor affords two bedroom and a three-piece contemporary styled bathroom. Externally to the front is a lawned garden and driveway providing off road parking. To the rear is an enclosed lawned garden and patio. Ideal First Time Buyers Home.

Conveniently situated for access to local shops, schools and facilities, transport links and ideal for the M60 motorway network.

## **GROUND FLOOR**

### **PORCH**

Entrance porch with laminated wooden floor covering. Access to ...

### **LOUNGE (incl dining area)**

6.0m x 4.0m (19'8" x 13'1" )

Front to rear aspect with wall mounted electric fire, laminated wooden floor covering, T.V point and radiator.



### **DINING AREA**



### **KITCHEN**

2.5m x 2.4m (8'2" x 7'10")

Rear aspect with a range of wall and base units

incorporating resin sink, gas hob with stainless steel extractor above, built in electric oven, space and plumbing for an automatic washing machine and external access.



## **FIRST FLOOR**

### **BEDROOM 1**

3.9m x 2.9m (12'9" x 9'6")

Front aspect with T.V point, carpet flooring, fitted cupboard and radiator.



### **BEDROOM 2**

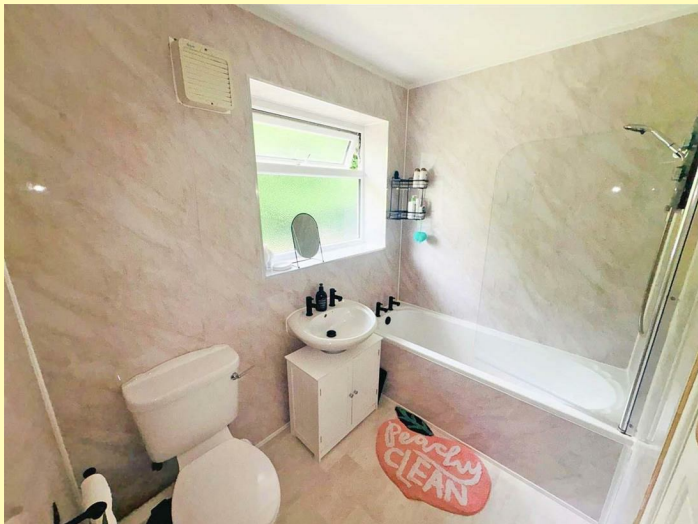
2.9m x 2.4m (9'6" x 7'10")

Rear aspect with T.V point, carpet flooring and radiator.



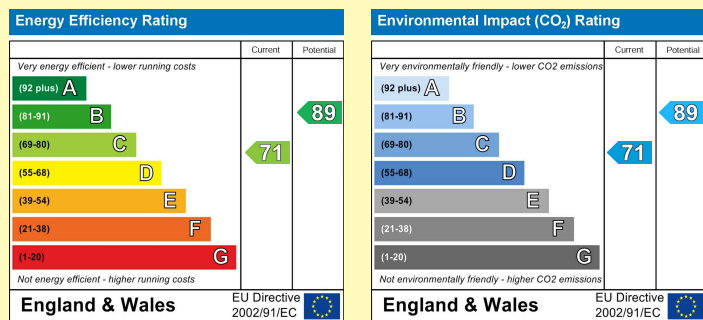
## BATHROOM

Three-piece bathroom comprising of panelled bath, vanity wash-basin, low-level W.C, aqua board cladding, tiled flooring and heated towel rail.

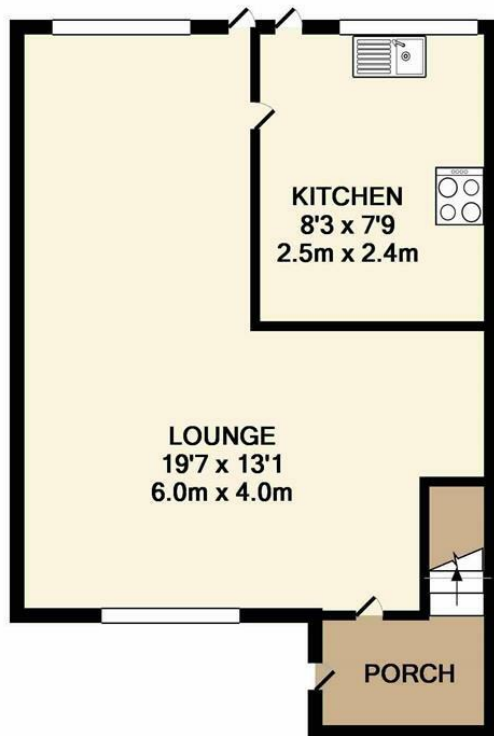


## OUTSIDE

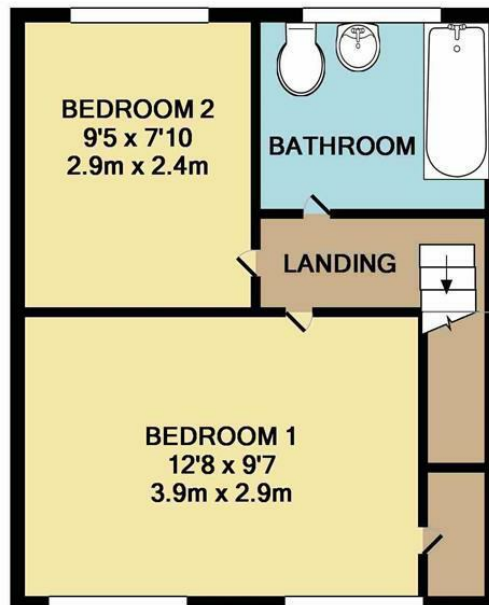
Externally to the front is a lawned garden and driveway providing off road parking. To the rear is an enclosed lawned garden and patio.



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**



GROUND FLOOR  
APPROX. FLOOR  
AREA 333 SQ.FT.  
(31.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 310 SQ.FT.  
(28.8 SQ.M.)

43 WILLOW AVENUE  
TOTAL APPROX. FLOOR AREA 643 SQ.FT. (59.8 SQ.M.)

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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