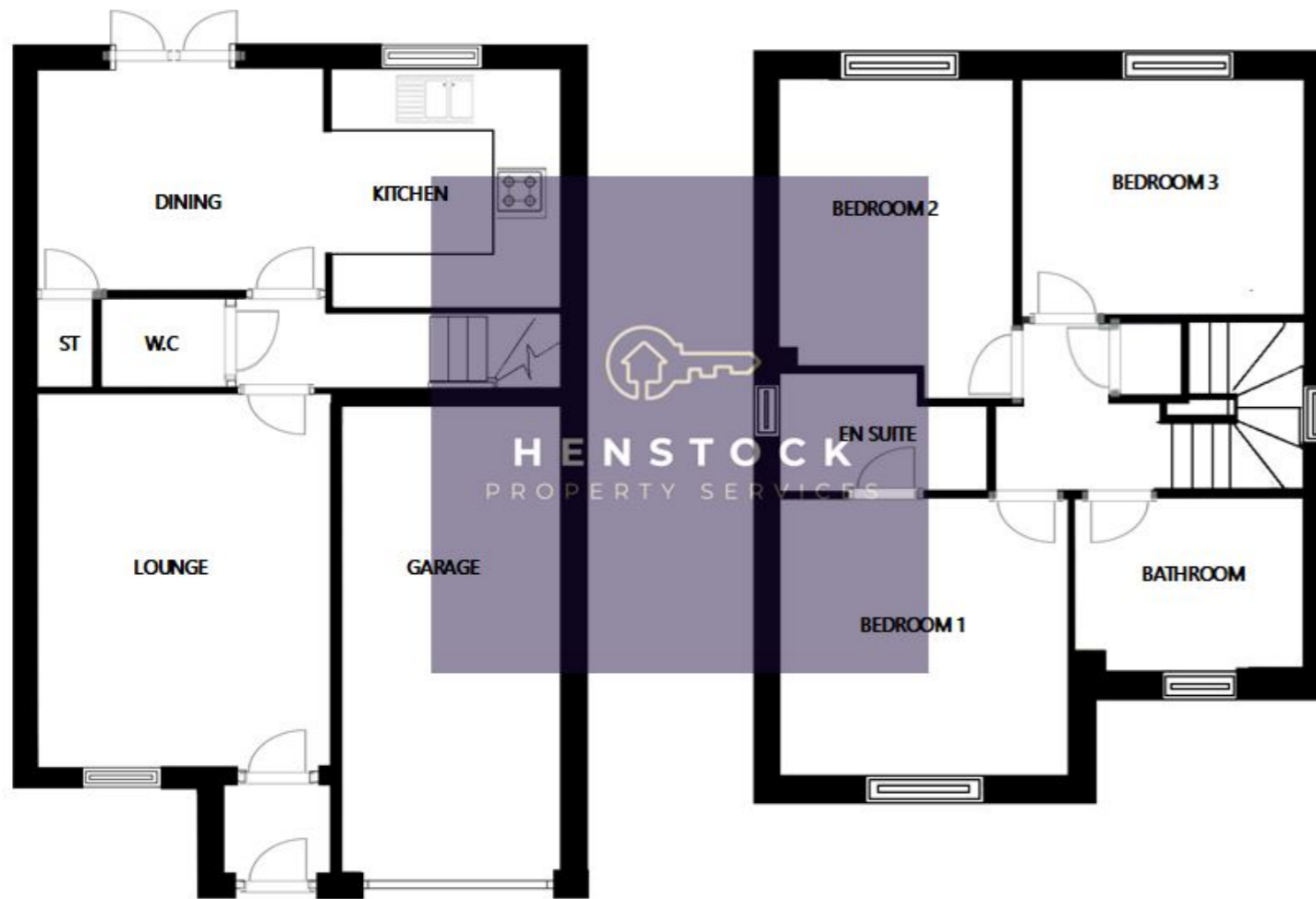




HENSTOCK
PROPERTY SERVICES



82 Mosedale Road, Middleton, Manchester, Lancashire M24 5QP

- 3 BEDROOMED MODERN DETACHED
- INTEGRAL GARAGE
- FREEHOLD
- MASTER EN-SUITE
- 4 YEARS REMAINING ON BUILDING WARRANTY
- EPC RATING B

£295,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Henstock Property Services are delighted to market this modern and well presented 3 bedrooomed semi detached family home. The living accommodation briefly comprises; entrance porch leading into lounge, ground floor w.c, modern fitted kitchen/diner, 3 bedrooms (master en-suite) and a family bathroom. The property also has the benefit of gas central heating, double glazed windows throughout, integral garage, parking to front and a pleasant rear garden. Well situated within 20 minutes drive of Manchester City Centre, and close to well regarded schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60 motorway network.

GROUND FLOOR

Entrance

Porch into lounge

Lounge

4.39m x 3.38m (14' 5" x 11' 1") views to front, door out to rear hallway, double radiator.

Ground Floor W.C

Kitchen

2.82m x 2.67m (9' 3" x 8' 9") views to rear garden, white modern high gloss units with butchers block style worktops, single built in electric oven, 4 ring gas hob, extractor, 1 1/2 bowl stainless steel sink with chrome mixer tap, part tiled walls, arch to dining room.

Dining Area

3.42m x 2.62m (11' 3" x 8' 7") views to rear, under stair storage, double patio doors to rear garden, double radiator.

Single Integral Garage

5.64m x 2.53m (18' 6" x 8' 4") with up and over door to front, power and lighting.

FIRST FLOOR

Bedroom 1

3.25m x 3.38m (10' 8" x 11' 1") views to front, single radiator.

En-Suite

2.43m x 1.36m (8' 0" x 4' 6") walk in shower cubicle with wall mounted mixer shower, sink, close coupled w.c, part tiled walls, extractor, single radiator.

Bedroom 2

3.78m x 2.77m (12' 5" x 9' 1") views to rear, single radiator.

Bedroom 3

2.82m x 3.32m (9' 3" x 10' 11") views to rear, single radiator.

Bathroom

2.01m x 2.71m (6' 7" x 8' 11") white modern suite comprising; bath with over mixer shower, sink, close coupled w.c, part tiled walls, extractor, chrome heated towel rail.

Exterior

Off road parking to front.

Rear Garden - York stone style patio, with side AstroTurf lawn, large paved area to rear.

