



32 Hermitage Road, Manchester M8 5SP

- 4 BEDROOMED 3 STOREY MID TRADITIONAL TERRACED
- COUNCIL TAX BAND B
- LEASEHOLD - £5 PER ANNUM
- CELLAR ROOM
- 2 RECEPTION ROOMS
- GAS CENTRAL HEATING

£332,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this substantial 4 bedroomed traditional terraced home set in this popular location. The main living accommodation, which is set over 3 floors, briefly comprises; entrance porch into hallway, front lounge, fitted kitchen, rear lounge, 3 bedrooms and a bathroom on the middle floor, with a large bedroom and store room to the top floor. There is a good sized cellar with front window accessed off the main hallway. The property also has the benefit of gas central heating and a compact rear garden.

Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links. Please Note: Some items of furniture may be left in the property which are for the purchaser to clear.

GROUND FLOOR

Entrance

Porch into hallway, tiled floor.

Hallway with open spindled staircase, door to cellar, single radiator.

Front Lounge

4.10m x 4.52m (13' 5" x 14' 10") large bay window to front, original period fireplace with slate surround, cast iron inset with tiled panels.

Kitchen

3.52m x 4.02m (11' 7" x 13' 2") views to rear, white modern units with grey marble style worktops, stainless steel sink with chrome mixer tap, 8 ring range style gas cooker, half tiled walls, tiled floor, space for dining table, door to corridor out to rear garden, double radiator.

Dining Room

4.05m x 5.78m (13' 3" x 19' 0") picture window to rear, freestanding period style gas fire, oak effect laminate flooring, double radiator.

CELLAR

Corridor

9.03m x 1.52m (29' 8" x 5' 0") single radiator.

Main Cellar Room

4.1m x 4.70m (13' 5" x 15' 5") window to front, power and lighting, double radiator.

FIRST FLOOR

Bedroom 1

5.24m x 4.36m (17' 2" x 14' 4") built in wardrobes, feature bay window to front, single radiators.

Bedroom 2

3.94m x 3.2m (12' 11" x 10' 6") views to rear, oak effect laminate flooring.

Bedroom 3

3.58m x 3.89m (11' 9" x 12' 9") built in wardrobes, views to rear, single radiator.

Bathroom

2.71m x 1.88m (8' 11" x 6' 2") views to side, modern white suite comprising; P shaped bath with over bath wall mounted mixer shower, combined vanity sink/close coupled w.c unit, fully tiled walls, chrome heated towel rail.

2ND FLOOR

Store Room

3.5m x 1.64m (11' 6" x 5' 5")

Bedroom 4

5.06m x 6.37m (16' 7" x 20' 11") picture window to front, exposed original floorboards, single radiator.

Exterior

Front garden area - flagged with planted borders.

Rear garden area - block paved path to rear leading to block paved patio with mature planted borders, gate to alleyway.

