

## HENSTOCK PROPERTY SERVICES



# 32 Hermitage Road, Manchester M8 5SP

- 4 BEDROOMED 3 STOREY MID TRADITIONAL TERRACED
- COUNCIL TAX BAND B
- LEASEHOLD £5 PER ANNUM



Approx Gross Internal Area 198 sq m / 2137 sq ft Bedroom 2 3.94m x 3.20m 12'11" x 10'6" Dining Room 4.05m x 5.78m 13'3" x 19'0" 3.52m x 4.02n 11'7" x 13'2" Bedroom 3 3.58m x 3.89r 11'9" x 12'9" Bedroom 4 5.06m x 6.37m 16'7" x 20'11" Lounge 4.10m x 4.52m 13'5" x 14'10" Bedroom 1 5.24m x 4.36m 17'2" x 14'4"

Approx 30 sq m / 325 sq ft

Cellar 4.10m x 4.70m 13'5" x 15'5"

Cellar 52m x 9.0

Cellar

Ground Floor Approx 68 sq m / 727 sq ft First Floor Approx 63 sq m / 682 sq ft Store Room 3.50m x 1.64m 11'6" x 5'5"

Second Floor Approx 37 sq m / 403 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



- CELLAR ROOM
- 2 RECEPTION ROOMS
- GAS CENTRAL HEATING





#### **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 gardem. 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

 $4.10m \times 4.52m (13' 5" \times 14' 10")$  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.

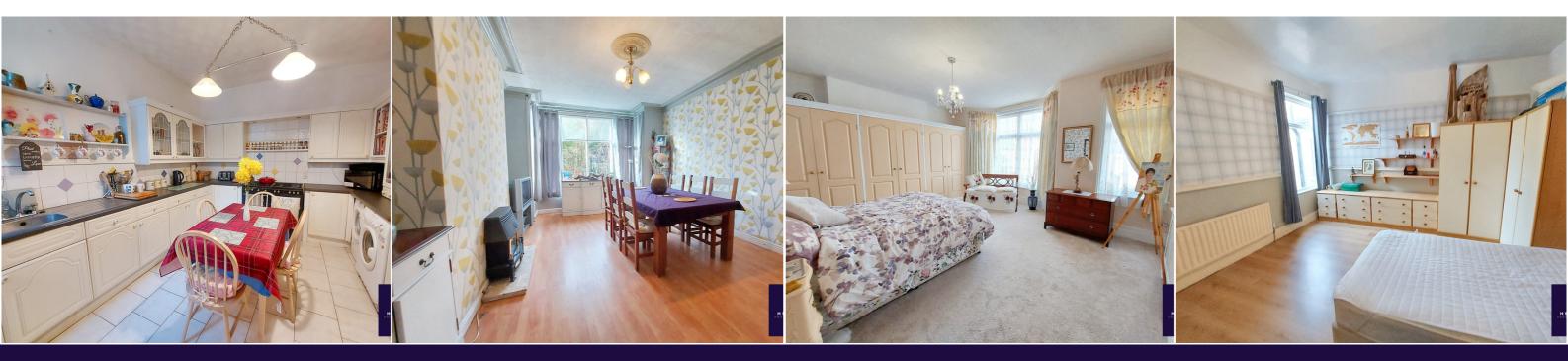
#### FIRST FLOOR

#### 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.