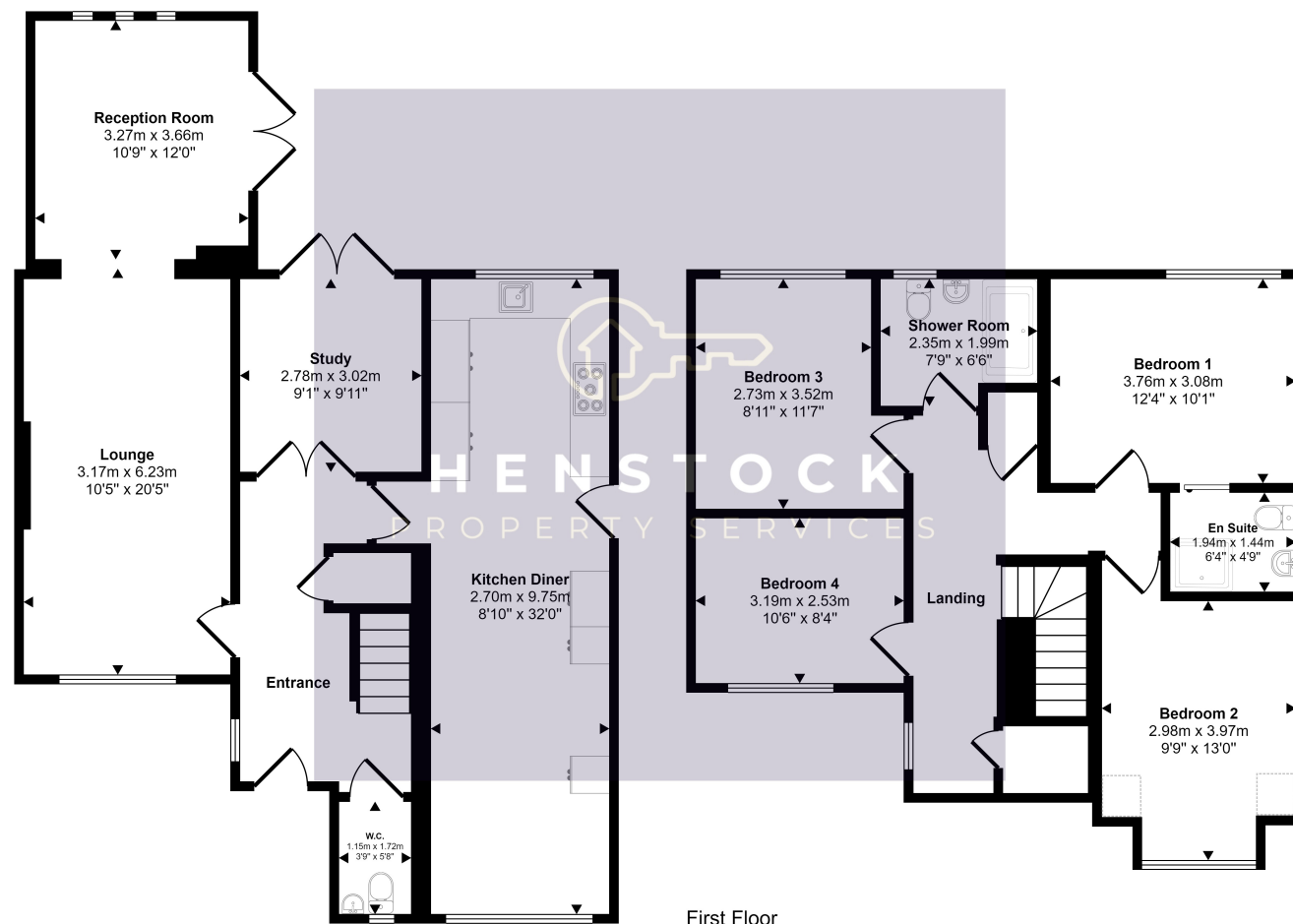


Approx Gross Internal Area  
154 sq m / 1657 sq ft



Ground Floor  
Approx 85 sq m / 918 sq ft

Denotes head height below 1.5m

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.

First Floor  
Approx 69 sq m / 740 sq ft



**HENSTOCK**  
PROPERTY SERVICES



**358 Manchester Old Road, Middleton,  
Manchester, Lancashire M24 4EB**

- IMMACULATE 4 BEDROOMED DETACHED
- OFF ROAD PARKING TO FRONT
- COUNCIL TAX BAND E
- MASTER EN SUITE BATHROOM
- EXTENDED KITCHEN / DINER
- VIEWING ADVISED
- SPACIOUS INTERIOR

**£539,999**





PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this immaculately presented and modern 4 bedroomed extended detached family home set in this popular residential area. The living accommodation briefly comprises; entrance hallway, front lounge open into extended playroom/reception, study room, open plan kitchen and dining room, ground floor w.c, 4 bedrooms (master en-suite shower) and a family bathroom. The property also has the benefit of gas central heating, double glazed windows, driveway to front for off road parking and a low maintenance rear garden. Ideally situated within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

GROUND FLOOR

Entrance Hallway

Ground Floor W.C

1.15m x 1.72m (3' 9" x 5' 8")

Lounge

3.17m x 6.23m (10' 5" x 20' 5")

Rear Reception/Playroom

3.27m x 3.66m (10' 9" x 12' 0")

Study

2.78m x 3.02m (9' 1" x 9' 11")

Kitchen/Diner

2.7m x 9.75m (8' 10" x 32' 0")

FIRST FLOOR

Bedroom 1

3.76m x 3.08m (12' 4" x 10' 1")

Master En-Suite Shower

1.94m x 1.44m (6' 4" x 4' 9")

Bedroom 2

2.98m x 3.97m (9' 9" x 13' 0")

Bedroom 3

2.73m x 3.52m (8' 11" x 11' 7")

Bedroom 4

3.19m x 2.53m (10' 6" x 8' 4")

Bathroom

2.35m x 1.99m (7' 9" x 6' 6")

