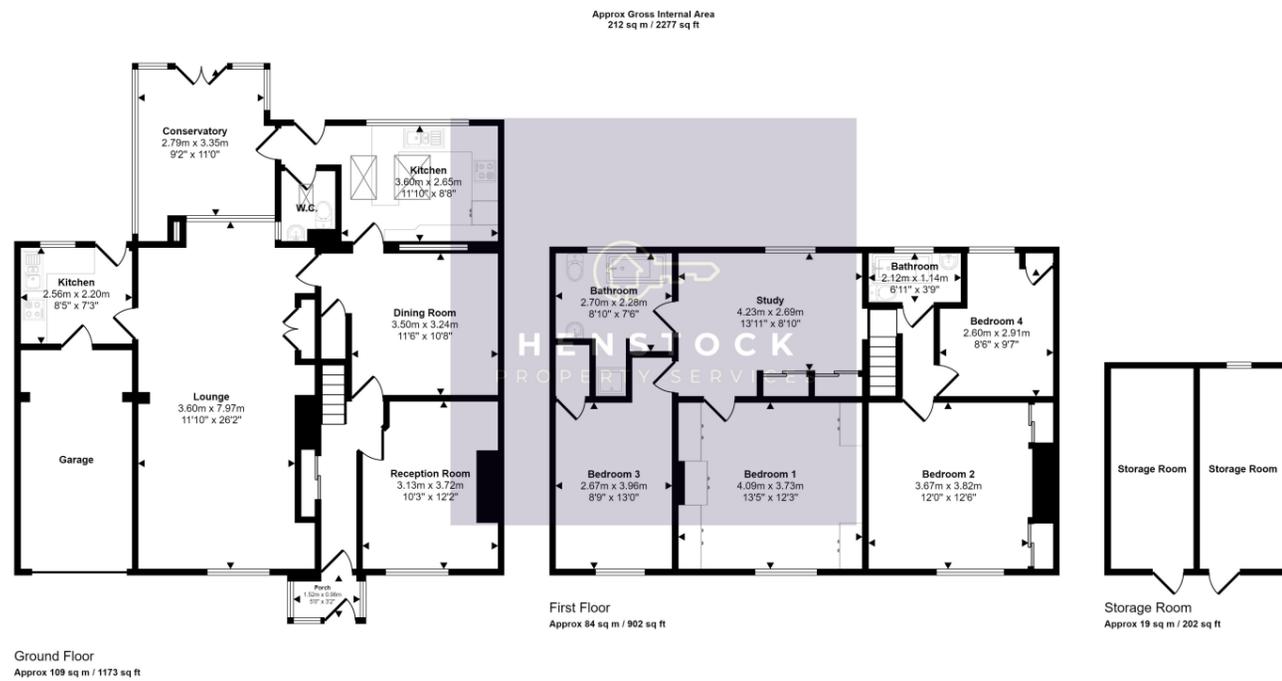




# HENSTOCK

PROPERTY SERVICES



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.



## 17-19 Thornham Lane, Slattocks, Middleton, Manchester, Lancashire M24 2RE

- LARGE 4 BEDROOMED SEMI DETACHED COTTAGE
- INTEGRAL GARAGE
- FULL OF PERIOD STYLE FITTINGS
- NO CHAIN
- 2 BATHROOMS
- LARGE REAR GARDEN
- COUNCIL TAX BAND D

**£300,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 4 bedroomed semi-detached cottage set in this popular residential area. Originally this was 2 separate cottages which have been combined into 1 large dwelling. The accommodation, retaining many period features, briefly comprises; entrance porch into hallway, ground floor WC, 3 reception rooms, modern fitted kitchen, rear conservatory, separate utility room, integral garage. Upstairs you'll find a large landing area, 4 bedrooms and 2 bathrooms. The property also has the benefit of gas central heating, uPVC double glazed windows, off road parking to front and and a good size and pleasant garden to rear with large storage shed / work shop. 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

## GROUND FLOOR

### Entrance

Porch into hallway with tiled floor.  
Hallway with built in sliding door cloakroom, single radiator.

### Reception Room

3.13m x 3.72m (10' 3" x 12' 2") picture window to front, central fireplace with Adam style mahogany surround, marble back panel and hearth, period style inset coal effect gas fire, beam effect ceiling, single radiator.

### Dining Room

3.5m x 3.24m (11' 6" x 10' 8") L shaped into recess, picture window into kitchen, under stair storage.

### Lounge

3.6m x 7.97m (11' 10" x 26' 2") dual aspect front and rear views, central slate and marble fireplace with freestanding gas fire, door to utility room and garage, 2 double radiators.

### Utility Room

2.56m x 2.20m (8' 5" x 7' 3") views to rear, cream and woodtrimmed units, marble effect worktops, 1 1/2 bowl sink with mixer tap, 4 ring gas hob, plumbed for washer and dryer, fully tiled walls, doors to rear garden and garage, double radiator.

### Extended Kitchen

3.6m x 2.65m (11' 10" x 8' 8") views to rear, green woodgrain style units, light oak effect worktops, 1 1/2 bowl stainless steel sink with chrome mixer tap, 2 velux style roof windows, high level oven/microwave, combination 4 ring ceramic hob, extractor hood, integral fridge/freezer built under central island worktop, built in dishwasher, mostly tiled walls, tiled floor, small corridor to conservatory and ground floor w.c, gas wall heater.

### Ground Floor W.C

velux style roof window, white close coupled w.c, sink, half tiled walls, tiled floor.

### Conservatory

2.79m x 3.35m (9' 2" x 11' 0") views to rear, double patio doors to rear garden, tiled floor, single radiator.

### Garage

5.05m x 2.75m (16' 7" x 9' 0") remote up and over garage door to front, door to utility room, power and lighting.

## FIRST FLOOR

### Spacious Hallway/Study

4.23m x 2.69m (13' 11" x 8' 10") built in wardrobes, views to rear, double radiator.

### Bedroom 1

4.09m x 3.73m (13' 5" x 12' 3") into built in wardrobes, views to front, built in modern oak style woodgrain effect wardrobes, storage and shelving, spotlights, double radiator.

### Bedroom 2

3.67m x 3.82m (12' 0" x 12' 6") views to front, built in sliding door white wardrobes, double radiator.

### Bedroom 3

2.67m x 3.96m (8' 9" x 13' 0") L shaped into recess, doorway, views to front, built in water tank/store cupboard, double radiator.

### Bedroom 4

2.60m x 2.91m (8' 6" x 9' 7") L shaped into recess, views to rear, built in cupboard, double radiator.

### Bathroom

2.70m x 2.28m (8' 10" x 7' 6") coloured suite comprising; bath, close coupled w.c, sink, recessed built in shower cubicle, wall mounted mixer shower, fully tiled walls, tiled floor, spotlights, storage cupboard, double radiator.

### Bathroom 2

2.12m x 1.14m (6' 11" x 3' 9") coloured suite comprising; bath, sink, close coupled w.c, fully tiled walls, tiled floor, spotlights, chrome heated towel rail.

### Exterior

Front garden area - paved paths, raised flower beds, gated hardstanding off road parking.  
Large rear garden - paved paths and patio area, central lawn, planted established borders, large wooden workshop/sheds to rear with power and lighting, brick built pergoda, green house.

