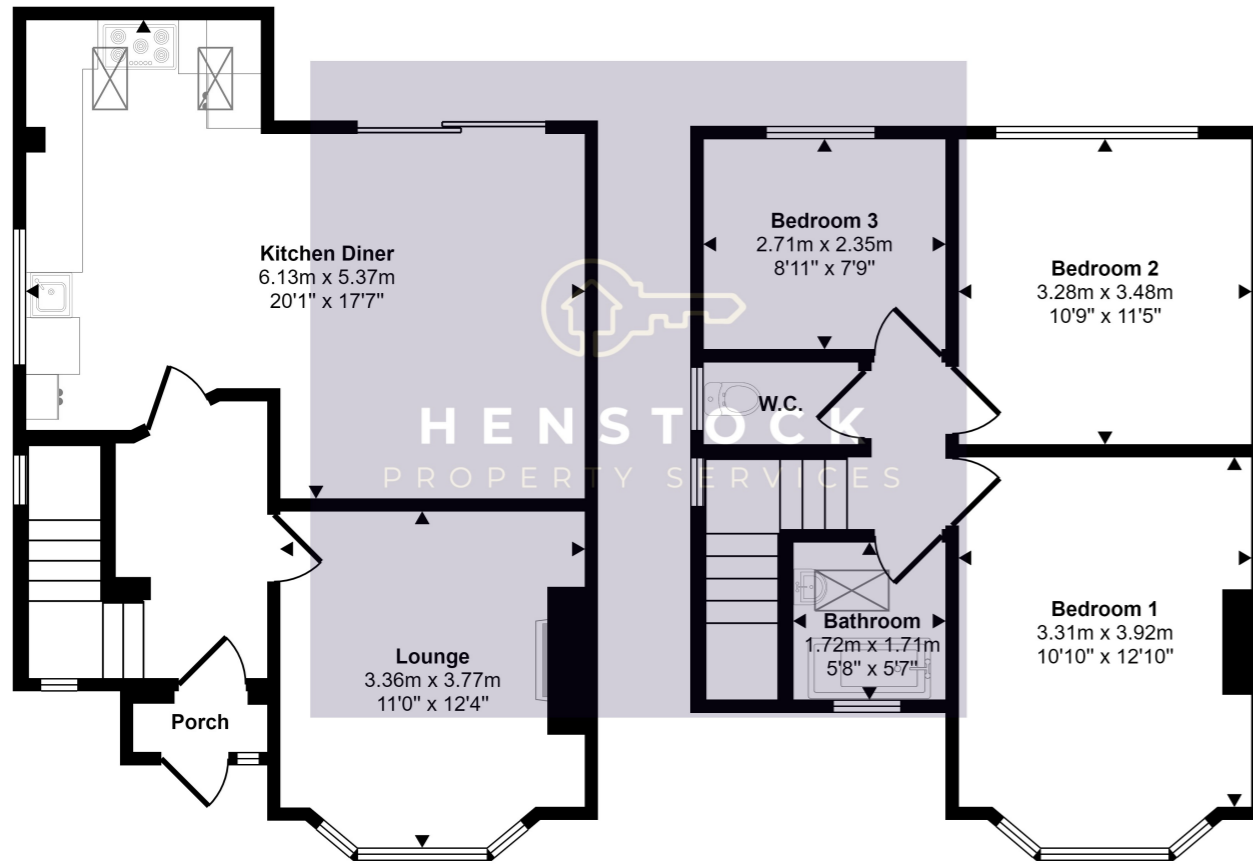


Approx Gross Internal Area
91 sq m / 982 sq ft



Ground Floor
Approx 48 sq m / 517 sq ft

First Floor
Approx 43 sq m / 466 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	83
England, Scotland & Wales		EU Directive 2002/91/EC	



HENSTOCK
PROPERTY SERVICES



20 Inchfield Road, Manchester M40 5GH

- FREEHOLD!
- COUNCIL TAX BAND C
- 3 BED SEMI DETACHED WITH EXTENDED KITCHEN
- OPEN PLAN KITCHEN / DINER
- RENOVATED THROUGHOUT TO A HIGH STANDARD
- GAS CENTRAL HEATING
- CLOSE TO SCHOOLS

Offer Over £260,000



Entrance

Porch into Hallway

Front Lounge

Bright & Spacious front reception room with bay window and feature chimney breast with cast iron style fire.

Extended Kitchen / Diner

Wonderful open plan living featuring kitchen area, dining area and living area. Doors to rear garden.

Exterior

FRONT: Off road parking and lawned area.

SIDE: Gated side access.

REAR: Pleasant rear garden consisting of decking areas, patio area and lawn.

Upper Floor

Bedroom 1

Views to front.

Bedroom 2

Views to rear

Bedroom 3

Views to rear

Bathroom

Family bathroom consisting of free standing bath, over bath mixed shower, Victorian style sink. Chrome heated towel rail.

Seperate WC

WC

PROPERTY DESCRIPTION

FREEHOLD! Henstock Property Services are pleased to market this 3 bedroomed traditional semi detached family home set on this ever popular location. An ideal home for family buyers, this superbly presented three bedroom semi-detached house is move-in ready in a sought after position. The living accommodation briefly comprises; entrance porch into hallway, spacious front lounge, modern fitted kitchen with beautiful dining/living area with doors to rear garden, 3 bedrooms and a family bathroom with separate WC. The property also has the benefit of gas central heating, uPVC double glazed windows, off road parking to front and an enclosed and private part decked / part lawned garden to rear. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

360 Tour & Floor Plan to follow Tuesday 7th May

