



HENSTOCK
PROPERTY SERVICES



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

15 Mount Road, Middleton, Manchester, Lancashire M24 1DY

- 3 BEDROOMED SEMI DETACHED
- 2 RECEPTION ROOMS
- COUNCIL TAX BAND C
- FREEHOLD
- GARDEN ROOM WITH BUILDING REGS
- GATED REAR PARKING

£350,000



GROUND FLOOR

Entrance

Hallway with L shaped staircase, port hole window, double radiator.

Front Dining Room

4.06m x 3.4m (13' 4" x 11' 2") into picture bay window to front, central traditional cast iron style tiled fireplace, built in shelving, stripped pine floorboards, double radiator.

Rear Lounge

4.39m x 3.59m (14' 5" x 11' 9") arched picture bay window looking out to rear garden, central period fireplace, mahogany surround, tiled back panel and hearth, double radiator.

Kitchen

4.6m x 2.35m (15' 1" x 7' 9") views to side, white modern units, grey marble style worktops, built in single electric oven, 4 ring gas hob, extractor hood, stainless steel sink with chrome mixer tap, part tiled walls, tiled floor, breakfast bar, door to utility room and ground floor shower room, double radiator.

Utility Room

2.32m x 2.09m (7' 7" x 6' 10") views to rear, belfast style sink, plumbed for washer and dryer, part tiles walls, door to rear garden, single radiator.

Ground Floor W.C/Shower Room

2.35m x .62m (7' 9" x 2' 0") views to rear, single built in shower cubicle, wall mounted electric shower, sink, close coupled w.c, tiled walls, tiled floor, single radiator.

Garden Room

4.71m x 2.5m (15' 5" x 8' 2") detached with double patio doors to front, boarded and plastered walls, 2 velux roof windows, machined oak herring bone floor, power and lighting, Internet connection and under-floor heating.

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this large traditional 3 bedroomed semi detached family home, positioned in a spacious corner plot. The plot includes a luxury garden room (built to building regs) with velux windows, Internet connection and under-floor heating. The living accommodation briefly comprises; entrance hallway, front dining room, rear lounge, fitted kitchen with utility room and ground floor shower and toilet, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazing to most windows, rear gated off road parking to rear and a good sized, secure rear garden. Ideally situated in this extremely popular spot within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

