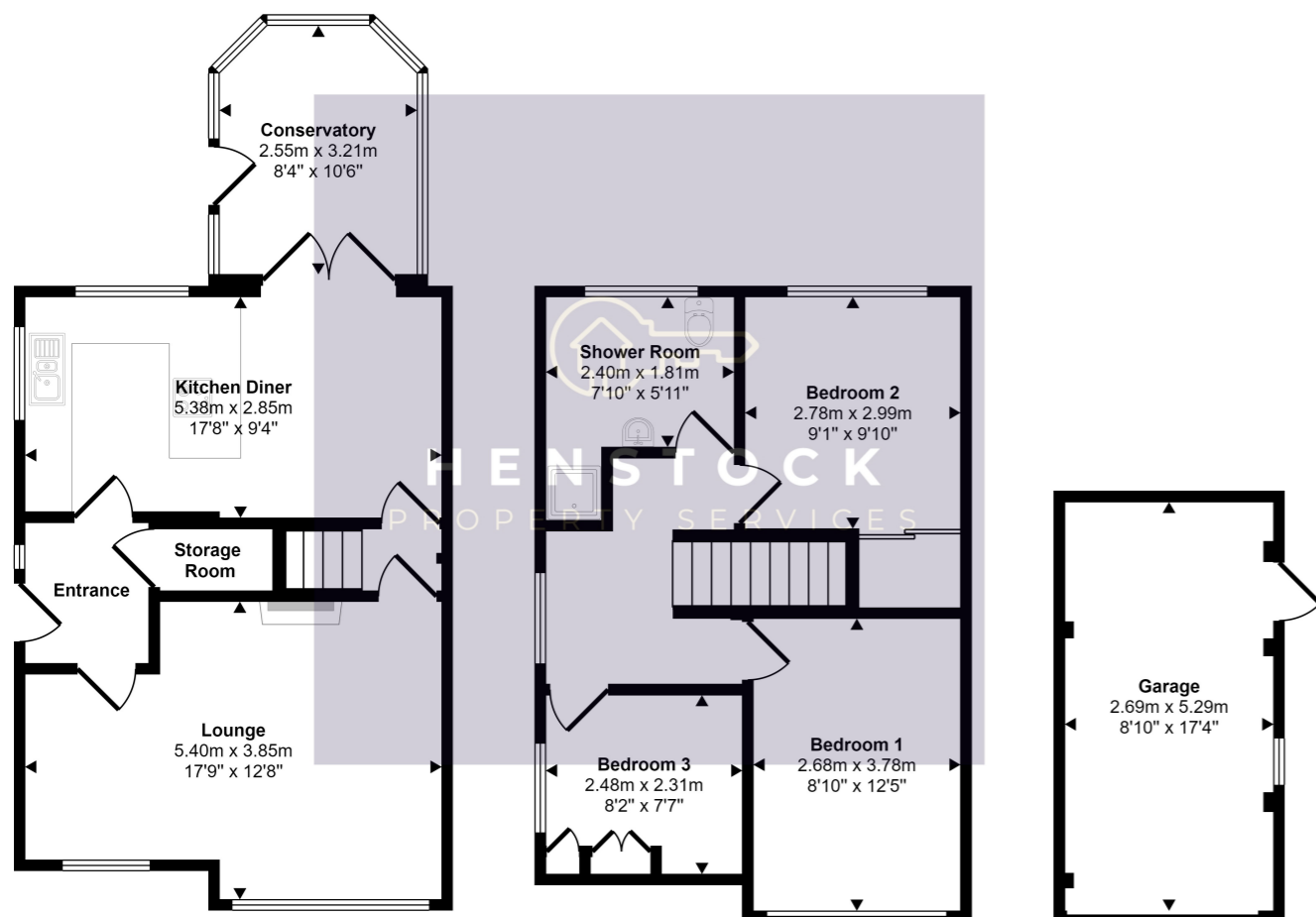


Approx Gross Internal Area  
104 sq m / 1121 sq ft



Ground Floor  
Approx 49 sq m / 530 sq ft

First Floor  
Approx 41 sq m / 438 sq ft

Garage  
Approx 14 sq m / 153 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		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**HENSTOCK**  
PROPERTY SERVICES



## 19 Banbury Road, Alkrington, Middleton, Manchester, Lancashire M24 1QB

- 3 BEDROOMED SEMI DETACHED
- EPC RATING C
- COUNCIL TAX BAND C
- LEASEHOLD - £8 PER ANNUM
- REAR CONSERVATORY
- DETACHED GARAGE
- LOVELY REAR GARDEN

**Offers in Excess of £325,000**





## GROUND FLOOR

### Entrance

Entrance door leading into hallway with storage cupboard.

### Lounge

5.4m x 3.85m (17' 9" x 12' 8") views to front.

### Kitchen/Diner

5.38m x 2.85m (17' 8" x 9' 4")

### Rear Conservatory

2.55m x 3.21m (8' 4" x 10' 6")

### Detached Garage

2.69m x 5.29m (8' 10" x 17' 4")

## FIRST FLOOR

### Bedroom 1

2.68m x 3.78m (8' 10" x 12' 5")

### Bedroom 2

2.78m x 2.99m (9' 1" x 9' 10")

### Bedroom 3

2.48m x 2.31m (8' 2" x 7' 7")

### Shower Room

2.4m x 1.81m (7' 10" x 5' 11")

### Exterior

Large gated driveway to front.

Pleasant lawned garden to rear with paved patio area, rear decked seating area and side door to garage.

## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this very well presented 3 bedroomed semi detached family home set in the popular residential area. The living accommodation, presented to a high standard throughout, briefly comprises; entrance hallway, front lounge, open modern fitted kitchen with dining area, rear conservatory, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows, gated off road parking to front leading to detached garage and a pleasant garden rear. 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

