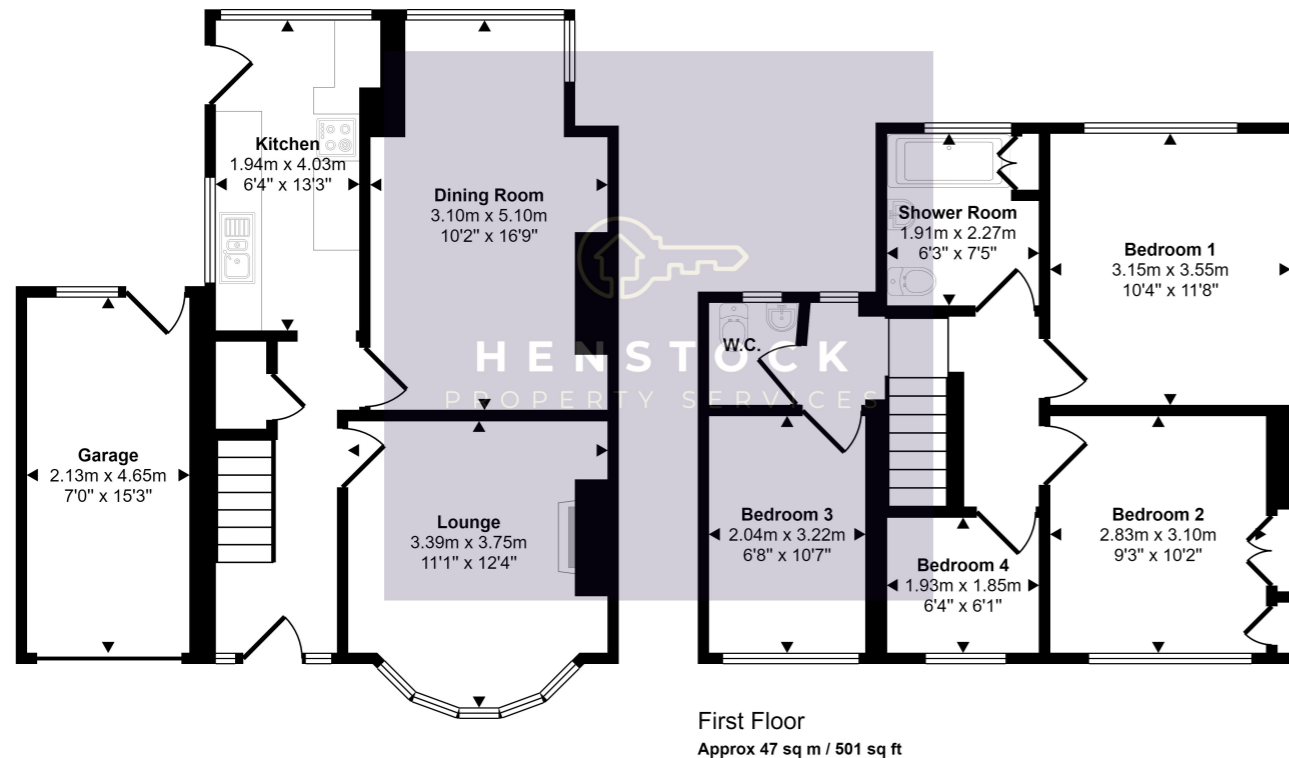




**HENSTOCK**  
PROPERTY SERVICES



Approx Gross Internal Area  
101 sq m / 1090 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.

## 53 Uplands, Alkrington, Middleton, Manchester, Lancashire M24 1EA

- 4 BEDROOMED DOUBLE EXTENDED SEMI-DETACHED
- NO CHAIN
- COUNCIL TAX BAND C
- LEASEHOLD - £4.50 PER ANNUM
- INTEGRAL GARAGE
- LARGE REAR GARDEN

**£299,950**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this double extended 4 bedroomed semi-detached home set in the the heart of Alkington Garden Village. The living accommodation briefly comprises; entrance into hallway, front lounge, extended rear dining room, extended kitchen, single integral garage, 4 bedrooms and shower room with separate w.c. The property also has the benefit of gas central heating, double glazed windows, off road parking to front and a large lawn garden to 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.

## GROUND FLOOR

### Entrance Hallway

Hallway with under stair storage and single radiator.

### Front Lounge

3.39m x 3.75m (11' 1" x 12' 4") into bay window to front, central feature gas fire with marble surround, back panel and hearth with period style coal effect electric fire, single radiator.

### Extended 2nd Lounge/Dining Room

3.1m x 5.1m (10' 2" x 16' 9") into picture bay window, wall mounted gas fire, double radiator.

### Extended Kitchen

1.94m x 4.03m (6' 4" x 13' 3") views to rear, oak units with marble style worktops, 1 1/2 bowl stainless steel sink with chrome mixer tap, freestanding gas cooker, tiled walls, door to rear garden, single radiator.

### Single Integral Garage

2.13m x 4.65m (7' 0" x 15' 3") electric roller shutter door to front, single door to rear, lighting and power.

## FIRST FLOOR

### Bedroom 1

3.15m x 3.55m (10' 4" x 11' 8") views to rear, modern white built in wardrobes, single radiator.

### Bedroom 2

2.83m x 3.1m (9' 3" x 10' 2") views to front, built in storage, single radiator.

### Bedroom 3

2.04m x 3.22m (6' 8" x 10' 7") views to front, single radiator.

### Bedroom 4

1.93m x 1.85m (6' 4" x 6' 1") views to front, single radiator.

### Shower Room

1.91m x 2.27m (6' 3" x 7' 5") white suite comprising; double walk in shower with wall mounted electric mixer shower, sink, fully tiled walls, single radiator.

### Separate W.C

### Exterior

Front garden area - block paved off road parking.

Rear garden - paved patio, central lawn, planted borders, greenhouse and feature rockery.

