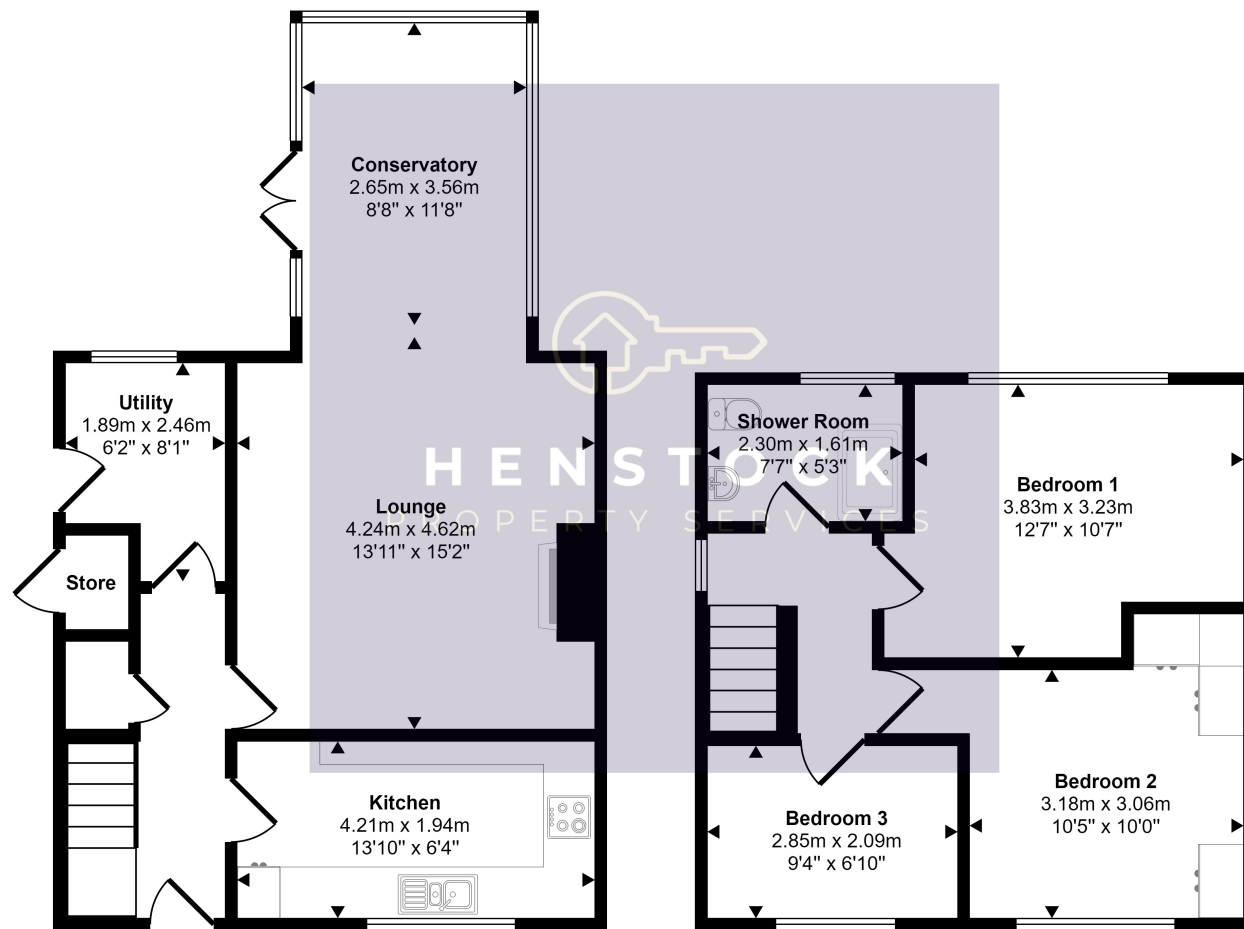


Approx Gross Internal Area
90 sq m / 971 sq ft



Ground Floor
Approx 51 sq m / 547 sq ft

First Floor
Approx 39 sq m / 425 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.



HENSTOCK
PROPERTY SERVICES



20 Eskdale Drive, Middleton, Manchester, Lancashire M24 5WJ

- 3 BEDROOMED SEMI DETACHED
- FREEHOLD
- COUNCIL TAX BAND A
- SOLAR PANELS - FULLY OWNED BY SELLER
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS

£200,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed semi detached family home. The living accommodation briefly comprises; entrance hallway, lounge open to rear conservatory, fitted kitchen, rear utility/store, 3 bedrooms and a shower room. The property also has the benefit of gas central heating, double glazed windows, off road parking to front and low maintenance gardens. The property also has solar panels on the roof which are leased from the company called "a shade greener". Ideally situated 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 with open spindled staircase, under stair storage, double radiator.

Lounge

4.24m x 4.62m (13' 11" x 15' 2") open to conservatory, views to rear, central feature fireplace with white Adam style surround, marble back panel and hearth, coal effect gas fire, double radiator.

Conservatory

2.65m x 3.56m (8' 8" x 11' 8") open to lounge, views to rear, double patio doors to rear, double radiator.

Kitchen

4.21m x 1.94m (13' 10" x 6' 4") views to front, modern grey and white high gloss units with white marble worktops, high level double oven and microwave, combination electric 4 ring gas hob and extractor, 1 1/2 bowl Asterite sink with mixer tap, integral dishwasher, part tiled walls, tiled floor, spotlights.

Utility/Store

1.89m x 2.46m (6' 2" x 8' 1") to rear of hall, plumbed for washer and dryer, door to rear garden, double radiator.

FIRST FLOOR

Bedroom 1

3.83m x 3.23m (12' 7" x 10' 7") views to rear, oak effect laminate flooring, single radiator.

Bedroom 2

3.18m x 3.06m (10' 5" x 10' 0") views to front, modern built in oak effect wardrobes, single radiator.

Bedroom 3

2.85m x 2.09m (9' 4" x 6' 10") views to front, built in storage, oak effect laminate flooring, single radiator.

Shower Room

2.3m x 1.61m (7' 7" x 5' 3") white modern suite comprising; double base walk in shower with wall mounted flexi hose and rain showers, vanity sink, close coupled w.c, fully tiled walls, tiled floor, spotlights, chrome heated towel rail.

Exterior

Front garden area and side are fully paved. Single shed and raised gated hard standing off road parking spaces.

Fully paved rear garden.

There are solar panels on the roof. These are leased from a company called "a shade greener". More information available on request.

