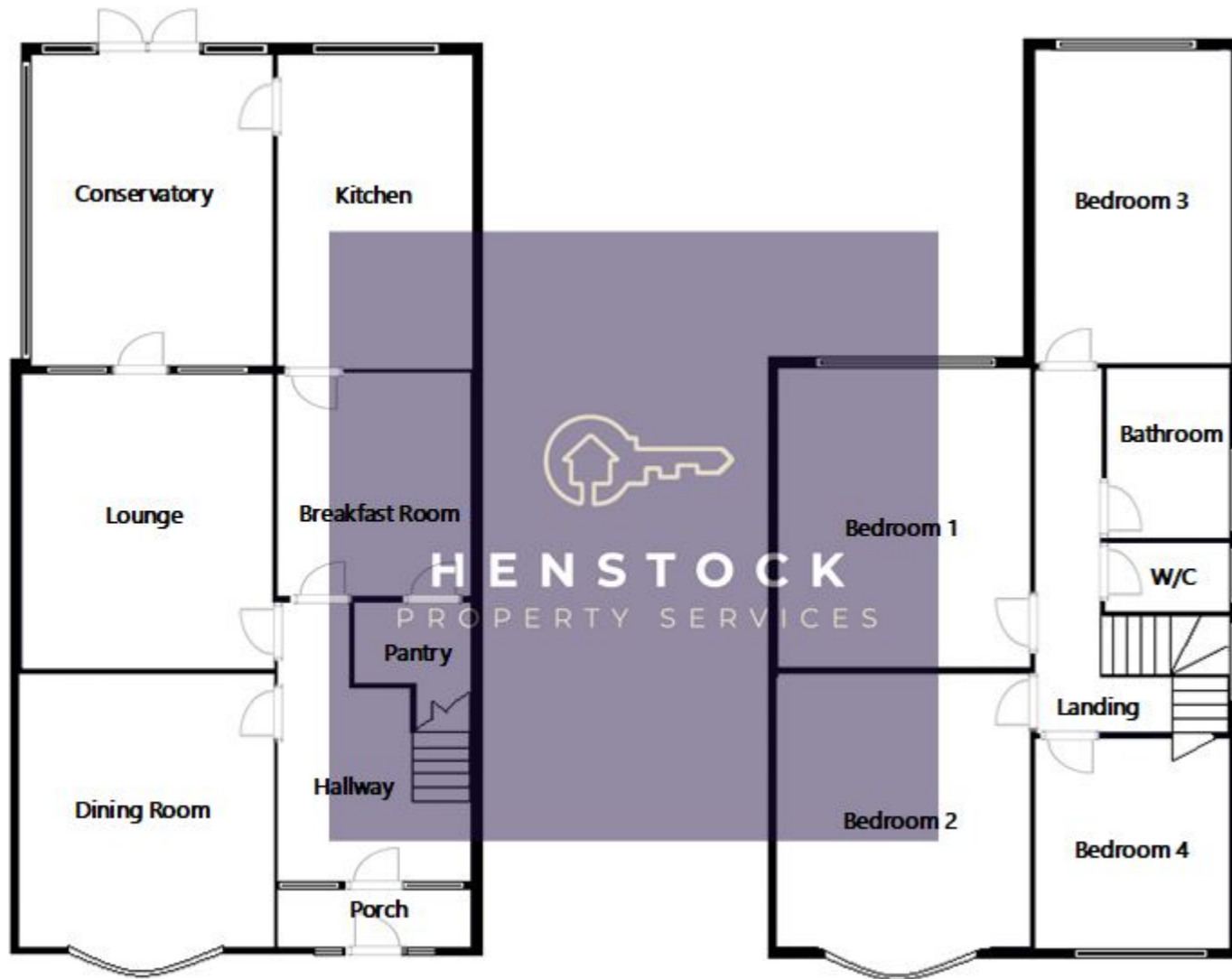




**HENSTOCK**  
PROPERTY SERVICES



## 255 Manchester New Road, Alkrington, Middleton, Manchester, Lancashire M24 1LB

- LARGE 4 BEDROOMED TRADITIONAL SEMI-DETACHED
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- 2 RECEPTION ROOMS
- LOVELY LARGE REAR GARDEN WITH SUMMERHOUSE
- WELL PRESENTED THROUGHOUT
- REAR CONSERVATORY
- PLENTY OF PARKING TO FRONT
- DETACHED GARAGE
- APPROX 1420 SQ FT

**£420,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this substantial period 4 bedroomed semi detached family home presented to a high standard throughout. The living accommodation briefly comprises; entrance porch into spacious hallway, front lounge, rear lounge, conservatory, modern fitted kitchen, morning room, 4 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows throughout, detached garage to rear and a beautiful large lawned garden to rear with summerhouse.

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.

## Ground Floor

### Entrance

Spacious hallway with original stained glass panels to doorway, L shaped spindled staircase, oak effect laminate flooring, single radiator.

### Front Lounge

3.71m x 4.75m (12' 2" x 15' 7") into large picture bay window to front, inset cast iron multi fuel cast iron log burner, single radiator.

### Rear Lounge

4.47m x 3.66m (14' 8" x 12' 0") views to rear, central feature fireplace, period wooden surround, marble back panel and hearth, brass inset gas fire, door to conservatory, single radiator.

### Large Conservatory

4.63m x 3.3m (15' 2" x 10' 10") views to rear, tiled floor, double patio doors to rear garden, fanlight.

### Morning/Dining Room

3.3m x 2.79m (10' 10" x 9' 2") off hallway leading into kitchen, views to side, oak effect laminate flooring, under stair storage, single radiator.

### Large Kitchen

4.49m x 3.03m (14' 9" x 9' 11") views to rear, modern cream high gloss units with black sparkle high gloss marble effect worktops, stainless steel sink with chrome mixer tap, built in high level double oven / grill, 4 ring ceramic hob, extractor, built in fridge freezer, dishwasher and wine cooler, tile effect floor, door to conservatory and rear garden, single radiator.

### Garage

Single detached double length garage with up and over door to front with power and lighting.

## First Floor

### Bedroom 1

4.33m x 3.61m (14' 2" x 11' 10") into fitted wardrobe, views to rear, high level white fully fitted wardrobes and storage, single radiator.

### Bedroom 2

4.66m x 3.67m (15' 3" x 12' 0") large picture bay window to front, single radiator.

### Bedroom 3

4.49m x 2.81m (14' 9" x 9' 3") views to rear, single radiator.

### Bedroom 4

3m x 2.79m (9' 10" x 9' 2") views to front, built in wardrobes, single radiator.

### Bathroom

3.38m x 1.72m (11' 1" x 5' 8") period style freestanding slipper bath with period style mixer / flexi shower hose tap, double walk in shower cubicle with flexi hose and rain head showers, close coupled w.c, vanity sink with storage below, marble effect fully tiled walls and floor, spotlights, single radiator.

### Exterior

Front garden area with side lawn, block paved off road parking to front and side.

Larger than average rear garden, York stone style paved patio with round feature steps up to lawn, central lawn with mature planted borders, 2nd paved patio with wooden covered area and built in pizza ovens / BBQ.

