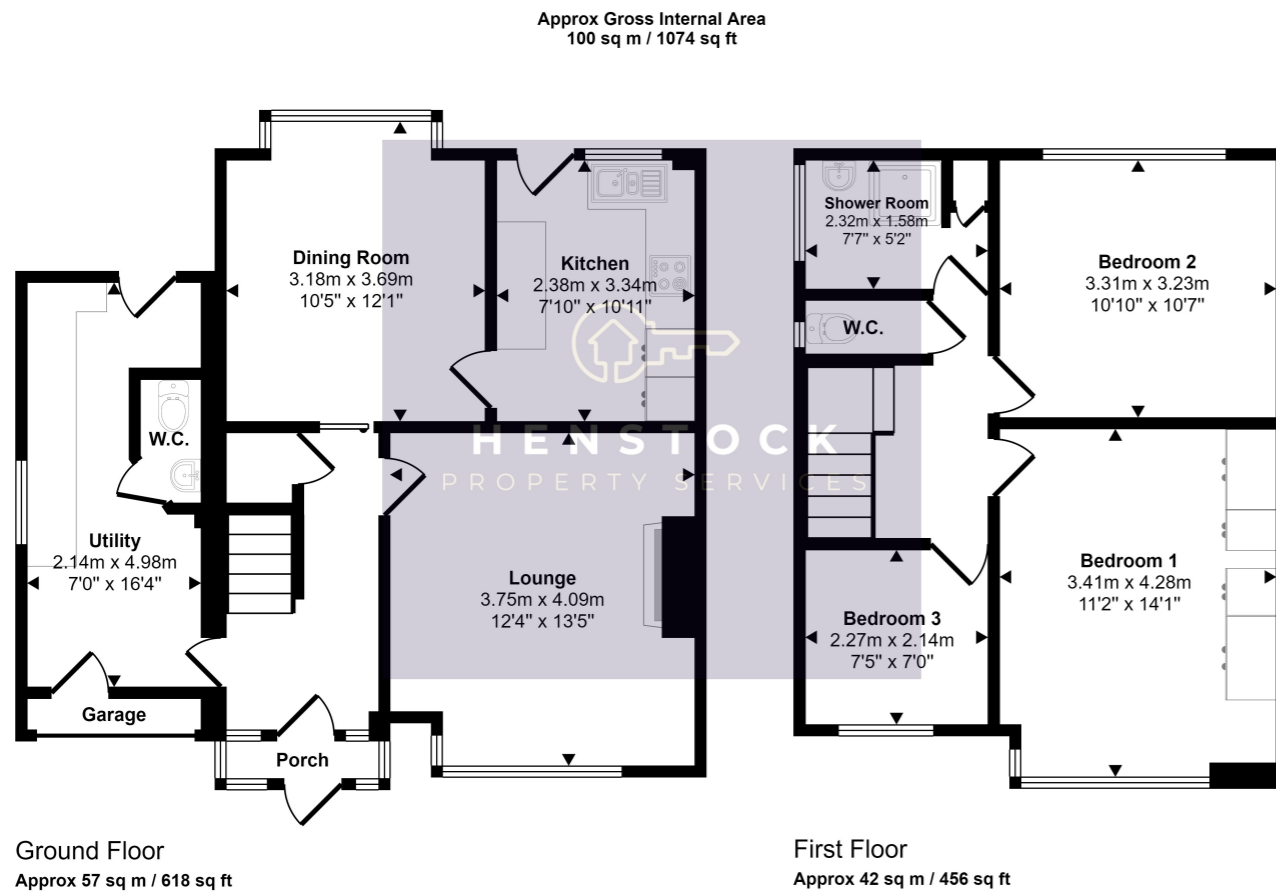
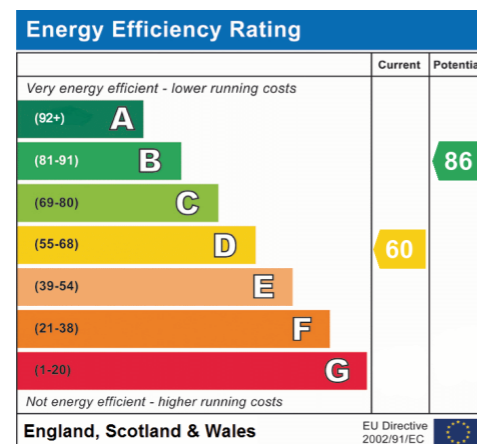




**HENSTOCK**  
PROPERTY SERVICES



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.



## 142 Kirkway, Alkrington, Middleton, Manchester, Lancashire M24 1LN

- 3 BEDROOMED SEMI DETACHED
- NO CHAIN
- WELL PRESENTED THROUGHOUT
- COUNCIL TAX BAND C
- LEASEHOLD
- LOVELY REAR GARDEN OVERLOOKING GREEN SPACE
- LARGE DRIVEWAY TO FRONT
- GROUND FLOOR W.C

**Offers in Excess of £270,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well presented 3 bedroomed semi detached family home set in this popular residential area. The living accommodation briefly comprises; entrance porch into hallway, front lounge, dining room leading into modern fitted kitchen, utility room and w.c (formerley the garage), 3 bedrooms and a shower room with separate w.c. The property also has the benefit of gas central heating, double glazed windows, large driveway to front and a pleasant well stocked 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 link

## GROUND FLOOR

### Entrance

Porch leading into hallway.  
Hallway with stairs to upper floor, single radiator, door to side utility room, door to lounge and door to dining room.

### Front Lounge

3.75m x 4.09m (12' 4" x 13' 5") views to front, feature electric fireplace with white surround, single radiator.

### Dining Room

3.18m x 3.69m (10' 5" x 12' 1") views to rear, single radiator, door to kitchen.

### Kitchen

2.38m x 3.34m (7' 10" x 10' 11") modern white front units with marble effect worktops, single electric oven with hob and extractor above, stainless steel sink and drainer with chrome mixer tap, integral fridge and freezer, built in microwave, door to rear garden.

### Utility Room

2.14m x 4.98m (7' 0" x 16' 4") garage door remains to the front with a boarded wall in front to create the utility room which creates a small storage space. The door off the hallway leads into the utility room, plumbed for washer and dishwasher, door to rear garden, w.c room.

## FIRST FLOOR

### Bedroom 1

3.41m x 4.28m (11' 2" x 14' 1") white fitted wardrobes, views to front, single radiator.

### Bedroom 2

3.31m x 3.23m (10' 10" x 10' 7") views to rear, fitted wardrobes, single radiator.

### Bedroom 3

2.27m x 2.14m (7' 5" x 7' 0") views to front, single radiator.

### Shower Room

2.32m x 1.58m (7' 7" x 5' 2") shower cubicle with glass screen, mixer shower, sink unit with storage below, chrome heated towel rail.

### W.C Room

#### Exterior

Large concrete imprinted driveway to front for off road parking for 3 cars.  
Lovely well stocked garden to rear with lawn, patio area and shed.

