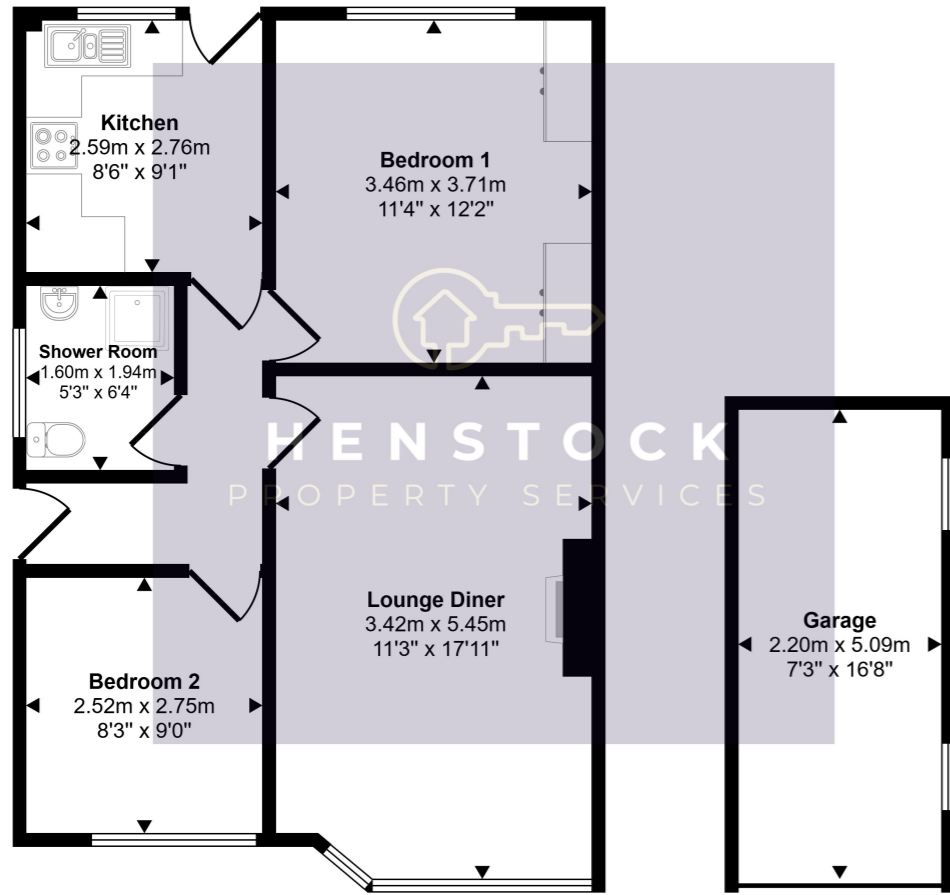


Approx Gross Internal Area
67 sq m / 717 sq ft



Floorplan
Approx 55 sq m / 596 sq ft

Garage
Approx 11 sq m / 120 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		87
(69-80)	C		
(55-68)	D	66	
(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



1 Naunton Road, Alkrington, Middleton, Manchester, Lancashire M24 1FX

- 2 BEDROOMED SEMI DETACHED TRUE BUNGALOW
- NO CHAIN
- GAS CENTRAL HEATING
- SINGLE DETACHED GARAGE
- DRIVEWAY FOR OFF ROAD PARKING
- LEASEHOLD - £10 PER ANNUM
- COUNCIL TAX BAND C

£250,000



GROUND FLOOR

Entrance Hallway

Lounge

3.42m x 5.45m (11' 3" x 17' 11")

Kitchen

2.59m x 2.76m (8' 6" x 9' 1")

Bedroom 1

3.46m x 3.71m (11' 4" x 12' 2")

Bedroom 2

2.52m x 2.75m (8' 3" x 9' 0")

Shower Room

1.6m x 1.94m (5' 3" x 6' 4")

Detached Garage

2.2m x 5.09m (7' 3" x 16' 8")

Exterior

Low maintenance garden to front.

Driveway to side leading to single detached garage.

Paved and lawned rear garden.

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed semi-detached true bungalow set in the heart of Alkington. The living accommodation briefly comprises; entrance door to side leading into hallway, front lounge, fitted kitchen, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows, driveway to front leading to single detached garage and a pleasant garden to rear. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links.

