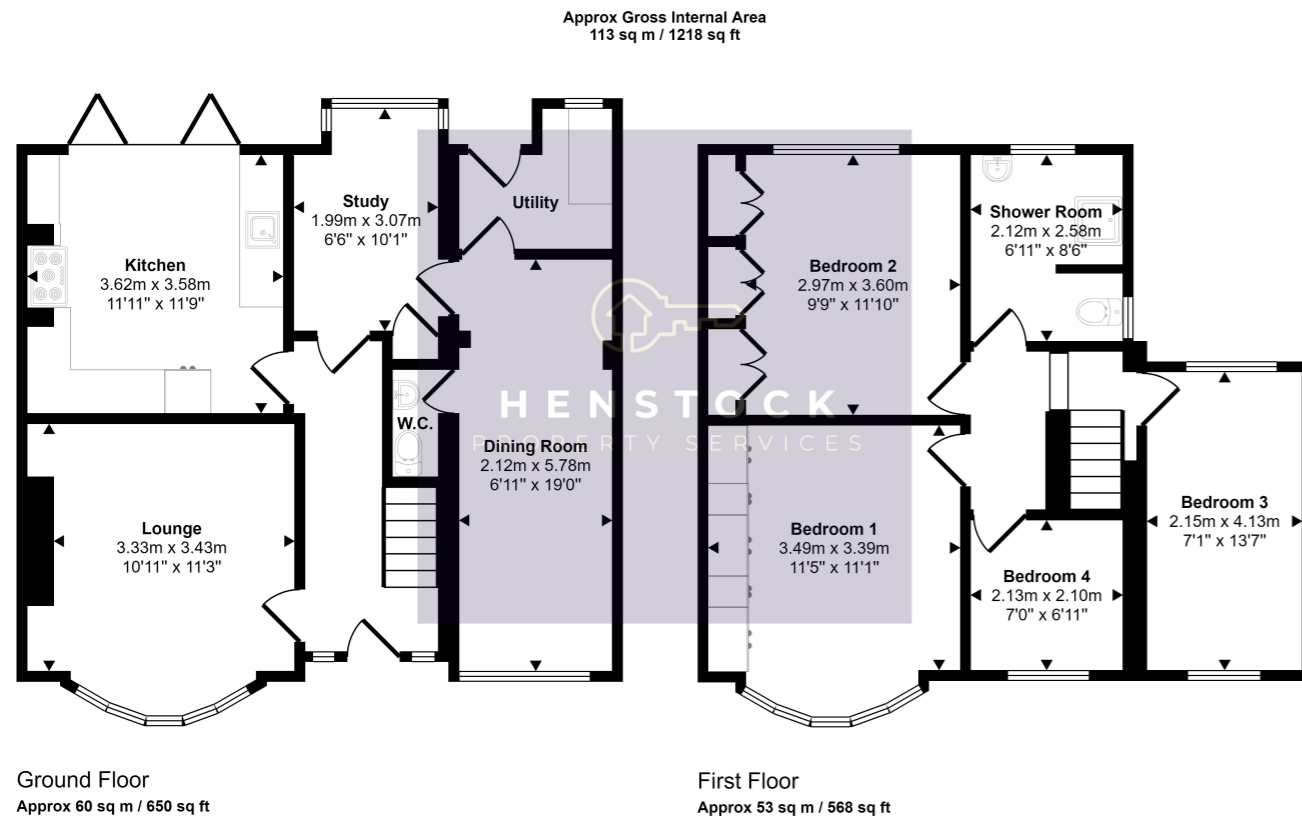




HENSTOCK
PROPERTY SERVICES



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Current: 70, Potential: 82



3 Colson Drive, Woodside, Alkrington, Middleton, Manchester, Lancashire M24 1ND

- 4 BEDROOMED EXTENDED SEMI-DETACHED
- FREEHOLD
- GENEROUS REAR GARDEN
- PICTURESQUE VIEWS TO FRONT
- WELL PRESENTED AND MODERN INTERIOR
- PARKING TO FRONT
- GROUND FLOOR W.C.

£395,000



PROPERTY DESCRIPTION

Henstock Property Services are delighted to market this 4 bedroomed extended semi-detached family home that offers generous living space and is located in the ever popular "Woodside" area of Alkington giving a semi-rural feel. The property is presented to a high standard throughout, with picturesque views over the water to the front. The living accommodation briefly comprises; entrance hallway, front lounge, office/morning room, extended dining room, modern fitted kitchen and utility room, 4 bedrooms and a 4 family shower room. The property also has the benefit of gas central heating, uPVC double glazed windows throughout, printed resin driveway allowing parking to the front and a large rear garden with decked patio areas. Ideally situated in this very popular residential area close to well regarded schools, shops/supermarkets, leisure / fitness facilities, good public transport services and minutes from motorway networks.

GROUND FLOOR

Entrance

Feature brick arch entrance leading into hallway. Hallway with original panelled and spindled staircase, tile effect flooring, double radiator.

Reception 1

3.75m x 4m (12' 4" x 13' 1") into picture bay window to front overlooking the pond, period style cast iron log burner set in an exposed brick chimney breast, oak flooring, double radiator.

Office/Morning Room

2.08m x 3.2m (6' 10" x 10' 6") into picture bay window overlooking rear garden, oak effect laminate flooring, double radiator.

Extended 2nd Reception Room

5.97m x 2.23m (19' 7" x 7' 4") views to front and pond, freestanding log burner, oak effect laminate flooring, spotlights, doors to ground floor w.c and utility room.

Utility Room

2.23m x 1.83m (7' 4" x 6' 0") into recess, plumbed for washer, storage cupboard, door to rear garden, single radiator.

Kitchen

3.77m x 3.52m (12' 4" x 11' 7") views to rear, modern cream units, butchers block oak worktops, double ceramic Belfast style sink, period style mixer tap, part tiled walls, tiled floor, bifold doors to rear garden, integral fridge and freezer and dishwasher, single radiator.

FIRST FLOOR

Bedroom 1

3.52m x 4.31m (11' 7" x 14' 2") into picture bay window to front overlooking the pond, oak effect laminate flooring, modern built in grey woodgrain style wardrobes, double radiator.

Bedroom 2

3.67m x 3.57m (12' 0" x 11' 9") views to rear, modern high level built in white gloss wardrobes, single radiator.

Bedroom 3

2.22m x 2.19m (7' 3" x 7' 2") picture bay window overlooking pond to the front, single radiator.

Bedroom 4

4.31m x 2.22m (14' 2" x 7' 3") over side extension, dual aspect views to front overlooking the pond and rear garden, double radiator.

Shower Room

2.57m x 2.07m (8' 5" x 6' 9") white period style suite comprising; double walk in shower cubicle with wall mounted flexi hose and rain drop head shower attachments, glass and sliding door screen, close coupled w.c, sink, oak effect flooring, fully tiled walls, extractor, double radiator.

Exterior

Cobble effect printed resin off road parking to the front.

Rear garden - paved path, raised decked patio, lawn, 2nd decked patio, single wooden shed, mature planted borders.

