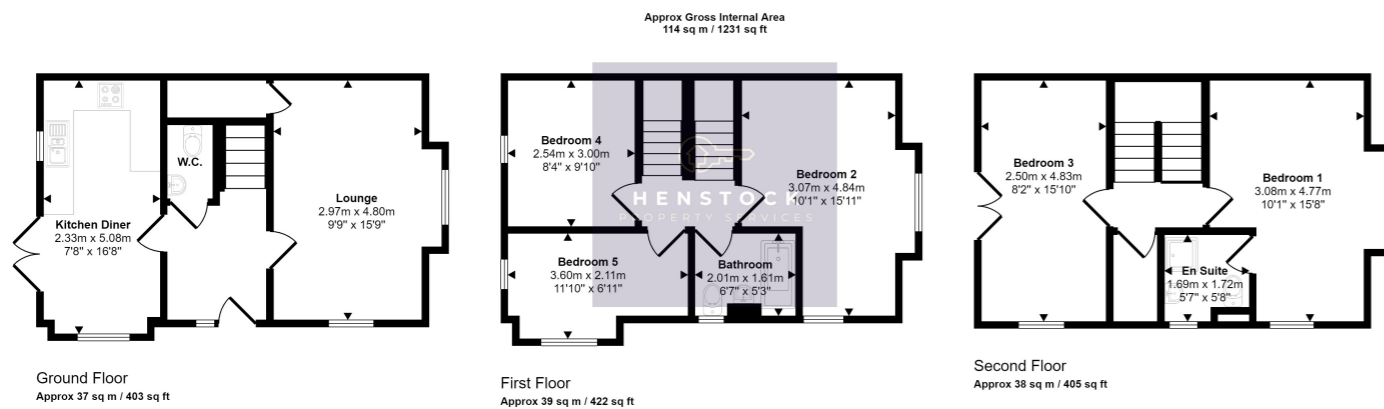




HENSTOCK
PROPERTY SERVICES



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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



9 Greengables Close, Middleton, Manchester, Lancashire M24 5TG

- 5 BEDROOMED SEMI-DETACHED FAMILY HOME
- FREEHOLD
- EXTENSIVE GARDENS
- MASTER EN-SUITE SHOWER ROOM
- SET OVER 3 FLOORS
- GROUND FLOOR W.C

£345,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(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	



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this FREEHOLD modern and well presented 5 bedroomed semi-detached family home set over 3 floors. The living accommodation (approx 1230 sq ft) briefly comprises; entrance hallway, ground floor w.c, modern fitted kitchen with dining area, lounge, 3 bedrooms and a bathroom on the middle floor, with 2 further bedrooms (master en-suite shower) on the top floor. The property also benefits from gas central heating, double glazed windows throughout, 2 off road parking spaces to the side and a lawned garden accessed from the kitchen. One of the standout features of this property is the large front garden, offering ample outdoor space for relaxing and entertaining. There is a flagged area with a welcoming Pergola. The garden is extremely generous in size. It is approx 44 ft wide x 59ft long and the views surrounding are of Bowlee Park - perfect for summer BBQs or simply enjoying the fresh air and sunshine. Ideally situated within easy reach Middleton Town Centre, and set close to all everyday amenities, schools, shops/supermarket, good public transport services and access to the M60/M62 motorway links.

GROUND FLOOR

Entrance

Hallway with access to ground floor w.c.

Ground Floor W.C

Lounge

2.97m x 4.8m (9' 9" x 15' 9") dual aspect views, door to under stair storage,

Kitchen/Diner

2.33m x 5.08m (7' 8" x 16' 8") kitchen with space for dining table, patio doors to rear garden.

FIRST FLOOR

Bedroom 2

3.07m x 4.84m (10' 1" x 15' 11") dual aspect views.

Bedroom 4

2.54m x 3m (8' 4" x 9' 10") views to side.

Bedroom 5

3.6m x 2.11m (11' 10" x 6' 11") dual aspect views

Bathroom

2.01m x 1.61m (6' 7" x 5' 3")

2nd FLOOR

Bedroom 1

3.08m x 4.77m (10' 1" x 15' 8") dual aspect views, door to en-suite shower.

En-Suite Shower

1.69m x 1.72m (5' 7" x 5' 8")

Bedroom 3

2.5m x 4.83m (8' 2" x 15' 10") patio doors overlooking side garden.

