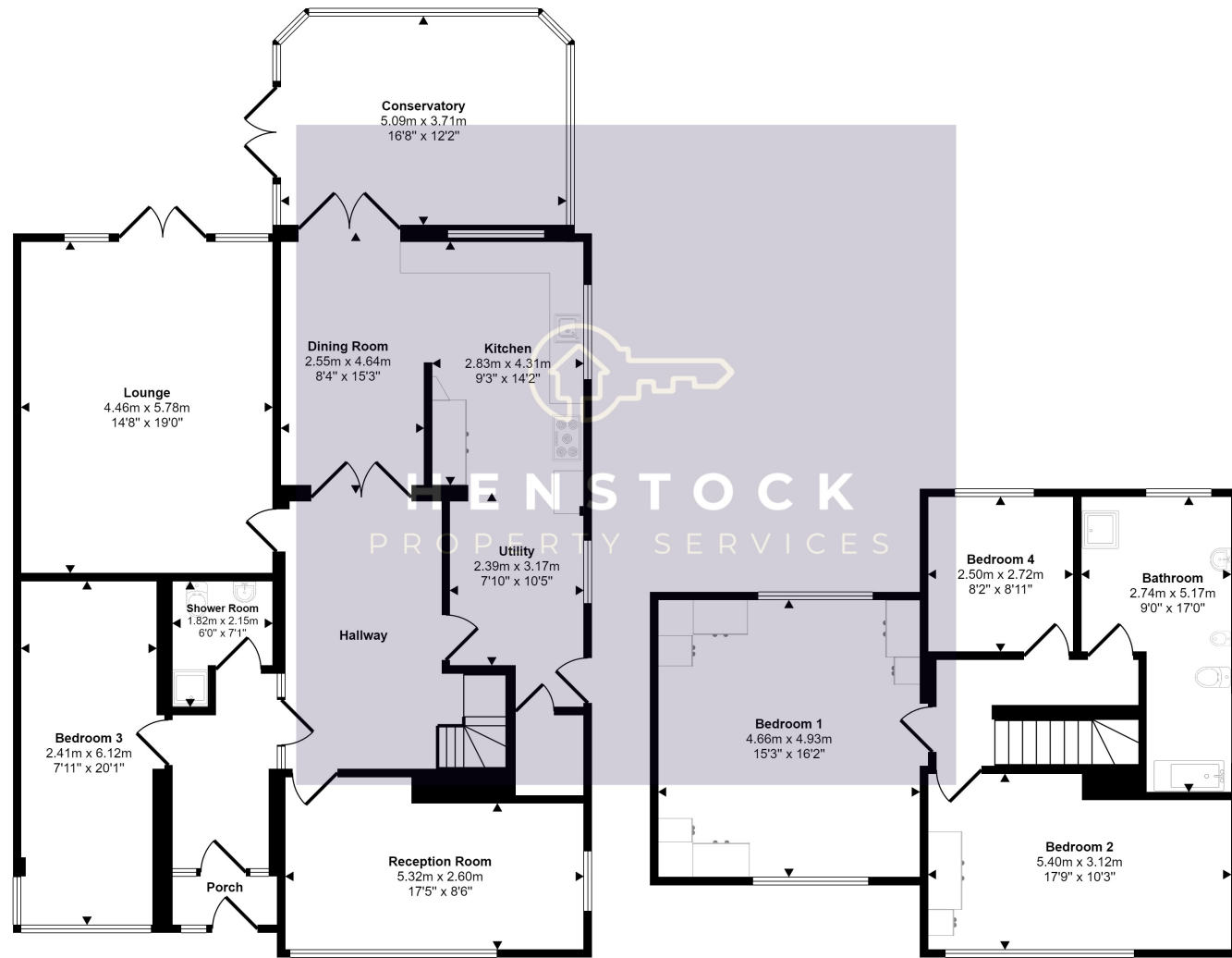


Approx Gross Internal Area
211 sq m / 2272 sq ft



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	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	63	80
England, Scotland & Wales	EU Directive 2002/91/EC	



HENSTOCK
PROPERTY SERVICES

REDUCED



182 Kirkway, Alkrington, Middleton, Manchester, Lancashire M24 1LN

- LARGE 4 BEDROOMED DETACHED
- EXTRA LARGE REAR GARDEN (APPROX 45 METRES)
- NO CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- 2 BATHROOMS
- FREEHOLD

£595,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this large 4 bedroomed extended detached family home set in this popular residential area. The living accommodation briefly comprises; entrance porch into hallway, ground floor bedroom next to ground floor shower room, 2nd hallway/seating area, front lounge, large rear lounge, dining area leading through to kitchen, rear conservatory, 3 bedrooms and a large 4 piece family bathroom. The property also has the benefit of gas central heating via a new boiler installed in December 2023 (with a 12 year warranty), double glazed windows, plenty of off road parking to front and an extra large lawned garden to rear. Ideally situated 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

Porch leading into hallway, real oak flooring, double radiator.

Front Lounge

5.32m x 2.6m (17' 5" x 8' 6") views to front, real oak flooring, single radiator.

Ground Floor Bedroom/Reception Room

2.41m x 6.12m (7' 11" x 20' 1") views to front.

Ground Floor Shower Room

1.82m x 2.15m (6' 0" x 7' 1") comprising of recessed shower cubicle, sink, close coupled w.c, tiled floor, tiled walls.

2nd Hallway/lounge Area

Leading to rear lounge, kitchen and dining area, with stairs to upper floor, real oak flooring.

Large Rear Lounge

4.46m x 5.78m (14' 8" x 19' 0") double patio doors to large rear garden, real oak flooring, double radiator.

Dining Area

2.55m x 4.64m (8' 4" x 15' 3") French doors leading into 2nd Hallway/seating area, door to conservatory, open to kitchen, real oak flooring.

Kitchen and Utility Area

Kitchen Area - 2.83m x 4.31m (9' 3" x 14' 2") narrowing to 2.39m x 3.17m (7' 10" x 10' 5") country style kitchen with cream units, butchers block worktops, Belfast style sink with chrome mixer tap, built in microwave, built in fridge and freezer, freestanding range master cooker with 5 ring gas burner, double radiator, real oak flooring, spotlights, built in washing machine, window to side, door to side.

Conservatory

5.09m x 3.71m (16' 8" x 12' 2") large rear conservatory with tiled floor and doors to rear garden.

FIRST FLOOR

Bedroom 1

4.66m x 4.93m (15' 3" x 16' 2") dual aspect views to front and rear, built in wardrobes, 2 double radiators.

Bedroom 2

5.4m x 3.12m (17' 9" x 10' 3") views to front, built in wardrobes, double radiator.

Bedroom 4

2.5m x 2.72m (8' 2" x 8' 11") views to rear, double radiator.

Large Family Bathroom

2.74m x 5.17m (9' 0" x 17' 0") white suite comprising; corner bath with gold effect mixer tap, sink built into fitted storage units, close coupled w.c, bidet, separate shower cubicle with curved screen, tiled floor, tiled walls, heated towel radiator.

Exterior

Large block paved driveway to front for 3/4 cars. Extra Large lawned rear garden which is well maintained. The garden is approximately 45 metres long.

