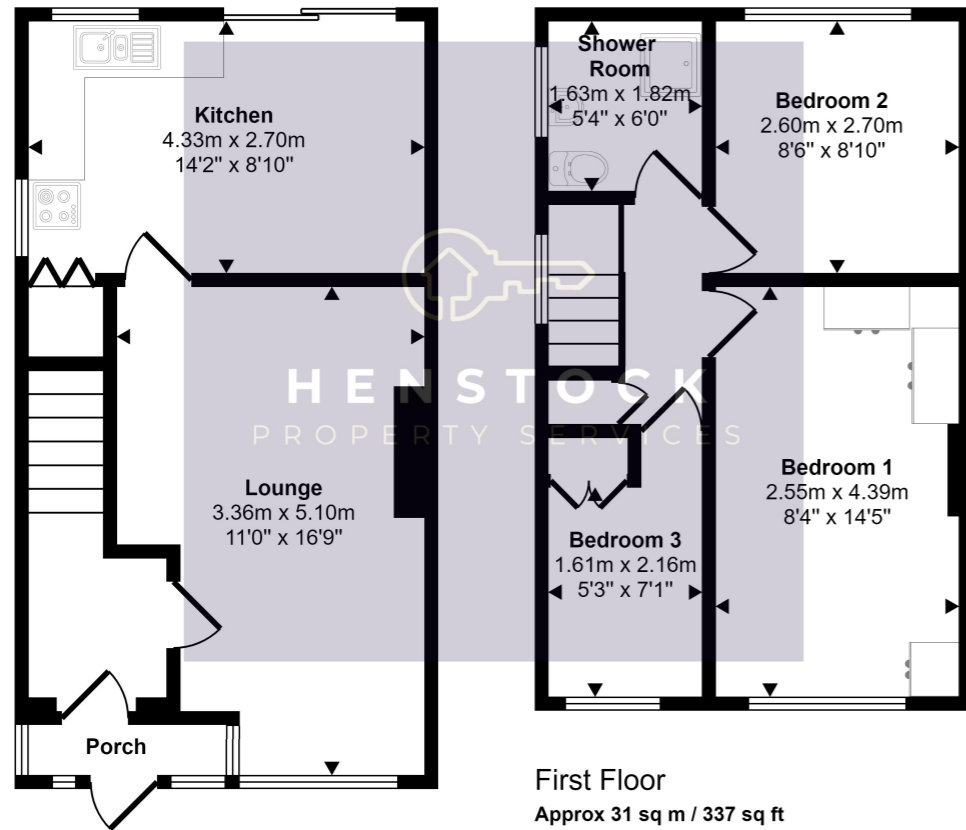




HENSTOCK
PROPERTY SERVICES



Approx Gross Internal Area
66 sq m / 708 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		
(92-100) A		
(81-91) B		85
(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	

91 Kingsway, Alkrington, Middleton, Manchester, Lancashire M24 1HW

- 3 BEDROOMED SEMI DETACHED
- NO CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- DETACHED GARAGE
- PLEASANT REAR GARDEN
- FREEHOLD

£245,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed traditional semi-detached home set in this popular residential area. The living accommodation briefly comprises; entrance porch into hallway, front lounge, kitchen with dining area, 3 bedrooms and a shower room. The property also has the benefit of gas central heating, double glazed windows, oversized detached garage to rear with gardens to front and 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 links.

GROUND FLOOR

Entrance

Porch into hallway.
Hallway with double radiator.

Front Lounge

3.36m x 5.10m (11' 0" x 16' 9") into bay window, modern marble fire surround with period style inset gas fire, double radiator.

Kitchen with Dining Area

4.33m x 2.7m (14' 2" x 8' 10") views to rear, modern maple units with white marble style worktops, stainless steel sink with chrome mixer tap, plumbed for gas cooker, under stair storage, fully tiled walls.
Dining area - views to rear, tilt and turn sliding patio doors to rear, double radiator.

Single Brick Built Garage

5.71m x 3.39m (18' 9" x 11' 1") large garage with window to rear, up and over door to front, power and lighting.

FIRST FLOOR

Bedroom 1

2.55m x 4.39m (8' 4" x 14' 5") views to front, fitted white wardrobes and drawer packs, single radiator.

Bedroom 2

2.6m x 2.7m (8' 6" x 8' 10") views to rear, single radiator.

Bedroom 3

1.61m x 2.16m (5' 3" x 7' 1") built in storage, views to front.

Shower Room

1.63m x 1.82m (5' 4" x 6' 0") views to side, white suite comprising; curved corner shower cubicle, wall mounted electric shower, sink, close coupled w.c, fully tiled walls, spotlights, double radiator.

Exterior

Front garden area - pebbled feature garden, side paved off road parking.
Rear garden - paved patio with central paved path, planted borders and lawn to side.

