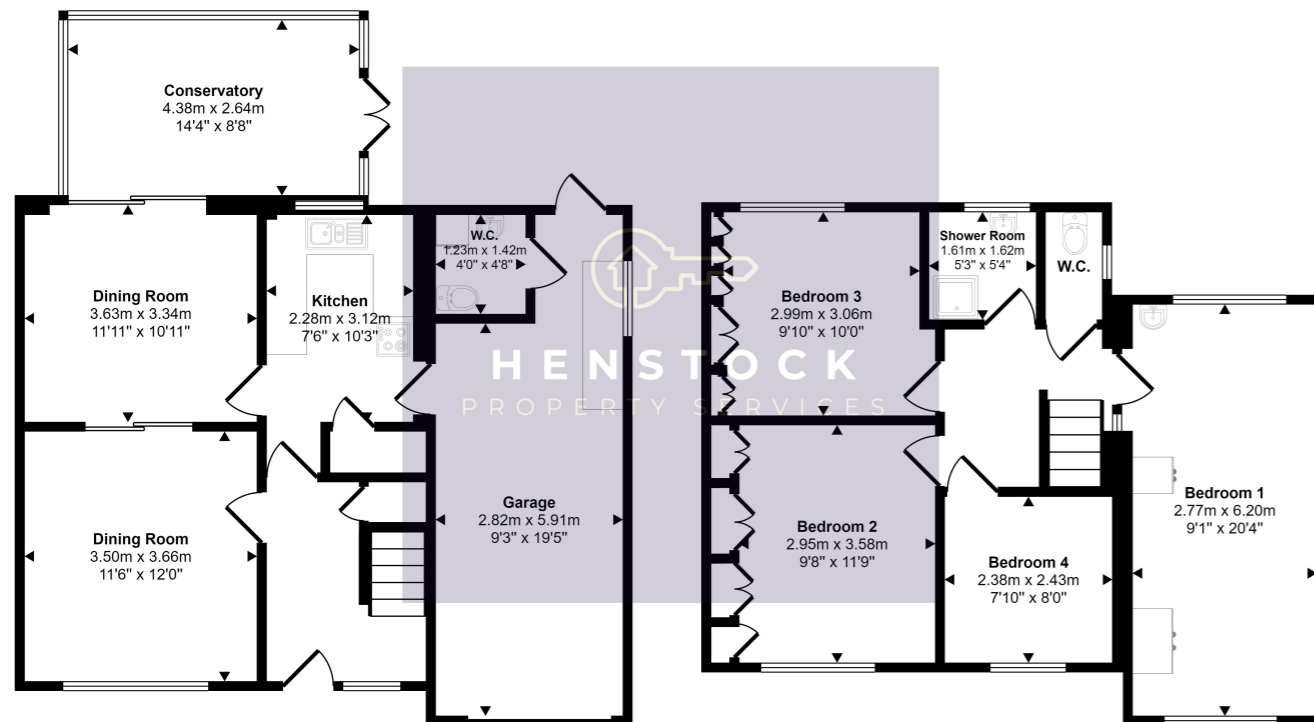




HENSTOCK
PROPERTY SERVICES



Approx Gross Internal Area
137 sq m / 1470 sq ft



Ground Floor
Approx 77 sq m / 834 sq ft

First Floor
Approx 59 sq m / 636 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.

10 Lake Drive, Middleton, Manchester, Lancashire M24 1WB

- NO CHAIN!
- IMPRESSIVE 4 BEDROOM SEMI DETACHED
- WOODSIDE LOCATION
- STUNNING VIEWS ACROSS LAKE
- CUL-DE-SAC POSITION
- OFF ROAD PARKING
- ATTACHED GARAGE
- DOWNSTAIRS WC
- ANNUALLY SERVICED BOILER
- EXCELLENT POTENTIAL
- LARGE CONSERVATORY SPACE
- FREEHOLD!

£365,000

**Entrance**

Porch into hallway.

Lounge

3.50m x 3.66m (11' 6" x 12' 0")

Dining Room

3.63m x 3.34m (11' 11" x 10' 11")

Conservatory

4.38m x 2.64m (14' 4" x 8' 8")

Kitchen

2.28m x 3.12m (7' 6" x 10' 3")

Garage

2.82m x 5.91m (9' 3" x 19' 5")

Exterior

Front:

Rear:

Downstairs WC

1.23m x 1.42m (4' 0" x 4' 8")

Upper Floor**Bedroom 1**

2.77m x 6.20m (9' 1" x 20' 4")

Bedroom 2

2.99m x 3.06m (9' 10" x 10' 0")

Bedroom 3

2.99m x 3.06m (9' 10" x 10' 0")

Bedroom 4

2.38m x 2.43m (7' 10" x 8' 0")

Shower Room

1.61m x 1.62m (5' 3" x 5' 4")

PROPERTY DESCRIPTION

No Chain! - Henstock Property Services are delighted to bring to the market this fantastic 4 bedroomed semi-detached property with stunning views, set in the heart of Alkrington's Woodside. The property is a stone's throw away from Alkrington Nature Reserve and faces onto one of Alkrington's attractive lakes. The living accommodation, which has been well looked after, briefly comprises; entrance hallway, large dual-aspect living room, conservatory, fitted kitchen, ground floor WC, attached dual aspect garage which could be converted into a room (subject to planning), 4 bedrooms and a family bathroom with separate WC. The property also has the benefit of gas central heating, uPVC double glazed windows, hard standing off road parking to front and a good size and pleasant garden to rear with patio area.

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.

