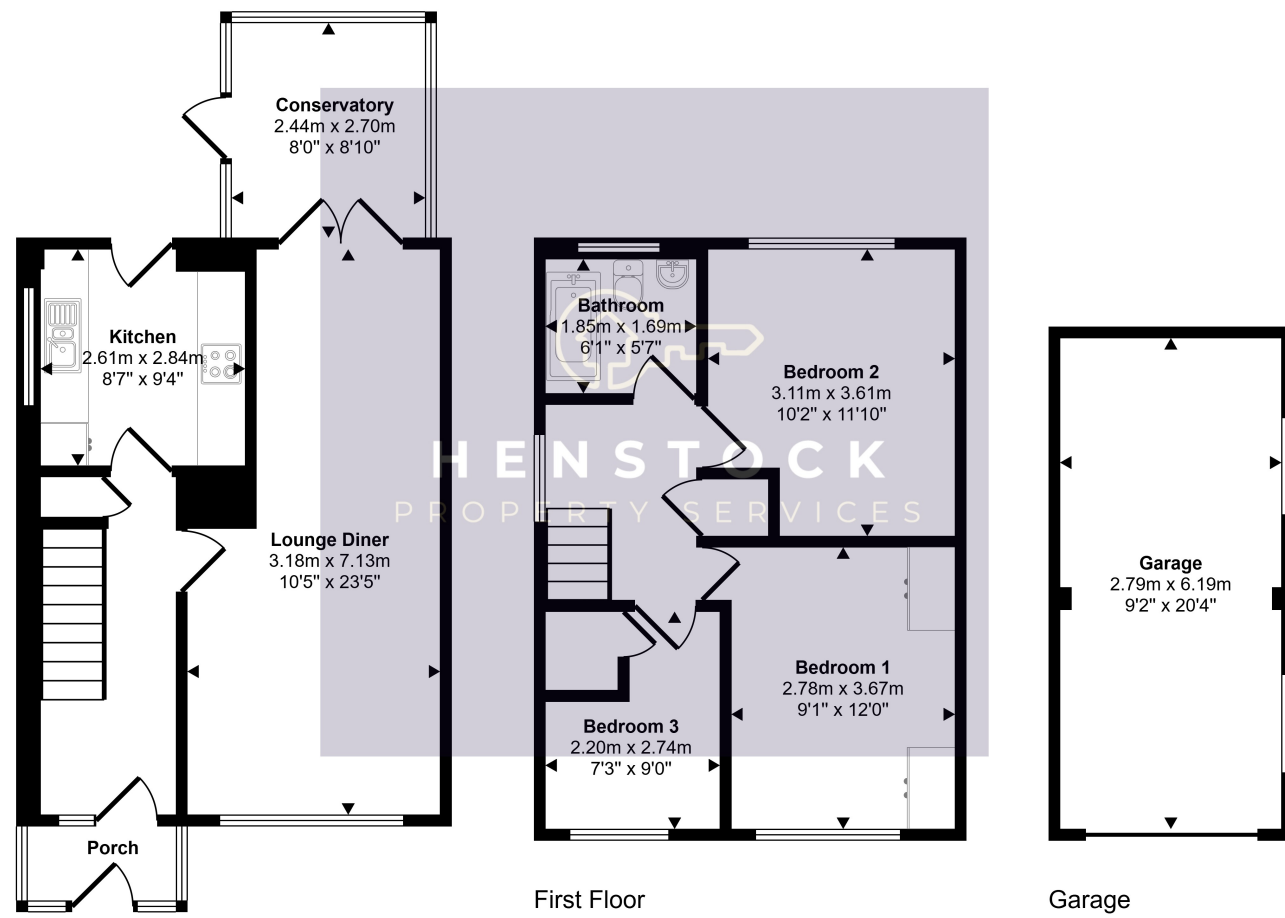


Approx Gross Internal Area
101 sq m / 1091 sq ft



Ground Floor
Approx 46 sq m / 497 sq ft

First Floor
Approx 38 sq m / 408 sq ft

Garage
Approx 17 sq m / 186 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.



HENSTOCK
PROPERTY SERVICES



**73 Hereford Way, Middleton, Manchester,
Lancashire M24 2NN**

- 3 BEDROOMED SEMI DETACHED
- NO CHAIN
- LEASEHOLD
- COUNCIL TAX BAND B
- REAR CONSERVATORY
- OFF ROAD PARKING
- DETACHED GARAGE

£250,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this nicely presented 3 bedroomed semi-detached family home set in this popular residential area. The living accommodation briefly comprises; porch leading into hallway, front lounge open to dining area, rear conservatory, fitted kitchen, 3 bedrooms and bathroom. The property also has the benefit of gas central heating, double glazed windows, driveway to front for off road parking and a pleasant rear garden with single brick built garage. 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 with oak effect laminate flooring.

Hallway with open spindled staircase, oak effect laminate flooring, under stair storage, single radiator.

Through Lounge/Diner

3.18m x 7.13m (10' 5" x 23' 5")

Front - bay window to front, oak effect laminate flooring, arch to dining room, double radiator.

Dining Area - views to rear, oak effect laminate flooring, patio doors to conservatory, double radiator.

Conservatory

2.44m x 2.7m (8' 0" x 8' 10") views to rear, oak effect laminate flooring, patio doors into dining area, single door to garden.

Kitchen

2.61m x 2.84m (8' 7" x 9' 4") views to side path, modern maple style units, black sparkle style worktops, built in single electric oven, 4 ring gas hob, extractor, part tiled walls, tiled floor, stainless steel sink with chrome mixer tap, plumbed for washer, door to rear.

Single Brick Built Garage

2.79m x 6.19m (9' 2" x 20' 4") power and lighting, up and over door to front.

FIRST FLOOR

Bedroom 1

2.78m x 3.67m (9' 1" x 12' 0") views to front, built in modern maple effect wardrobes and drawers, single radiator.

Bedroom 2

3.11m x 3.61m (10' 2" x 11' 10") views to rear, single radiator.

Bedroom 3

2.2m x 2.74m (7' 3" x 9' 0") views to front, oak effect laminate flooring, built in storage, single radiator.

Bathroom

1.85m x 1.69m (6' 1" x 5' 7") modern white suite comprising; bath with over bath wall mounted electric shower, close coupled w.c, sink, fully tiled walls, tiled floor, chrome heated towel rail.

Exterior

Front Garden Area - paved creating off road parking leading to single brick built garage. Rear Garden - paved patio and path with lawned area.

