



HENSTOCK
PROPERTY SERVICES

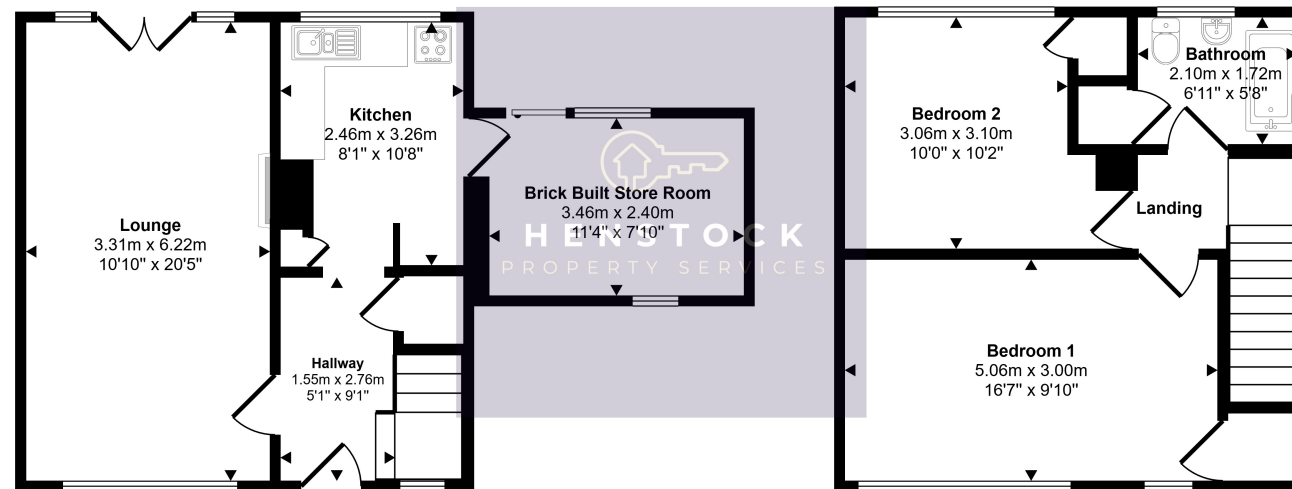


74 York Road West, Alkrington, Middleton, Manchester, Lancashire M24 1RF

- 2 BEDROOMED SEMI DETACHED
- LARGER THAN AVERAGE GARDEN
- FREEHOLD!
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A

£199,950

Approx Gross Internal Area
84 sq m / 910 sq ft



Ground Floor
Approx 46 sq m / 496 sq ft

First Floor
Approx 38 sq m / 414 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		85
(69-80) C		
(55-68) D	64	
(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 delighted to present this well-maintained and extended two-bedroom semi-detached home, ideally located in a sought-after residential area. This appealing property offers spacious and versatile living accommodation, briefly comprising: an inviting entrance hallway, a bright front lounge with double doors opening onto the rear garden, a modern fitted kitchen, and a brick built store also providing access to the garden via sliding doors. Upstairs, the home features two generously sized bedrooms and a contemporary bathroom. Additional benefits include gas central heating, uPVC double-glazed windows throughout, and a larger-than-average, well-kept rear lawned garden, perfect for outdoor relaxation or entertaining. Ideally situated close to local amenities, the property is within easy reach of schools, shops, supermarkets, leisure and fitness facilities, and enjoys excellent public transport links. Conveniently, the M60 and M62 motorways are just minutes away, making this an excellent choice for commuters. Early viewing is highly recommended to fully appreciate all that this charming home has to offer.

Entrance

Hallway

Lounge / Diner

3.37m x 6.19m (11' 1" x 20' 4")

Kitchen

2.35m x 3.22m (7' 9" x 10' 7")

Storage Space

3.35m x 2.43m (11' 0" x 8' 0") Brick built side store accessed from kitchen.

Exterior

Front: Off road parking to front with small garden area.

Side Garden: Lawned side garden

Rear Garden: Extra large plot, consisting of lawned and paved areas.

Upper Floor

Bedroom 1

4.80m x 2.91m (15' 9" x 9' 7")

Bedroom 2

2.86m x 3.15m (9' 5" x 10' 4")

Bathroom

2.10m x 1.76m (6' 11" x 5' 9")

