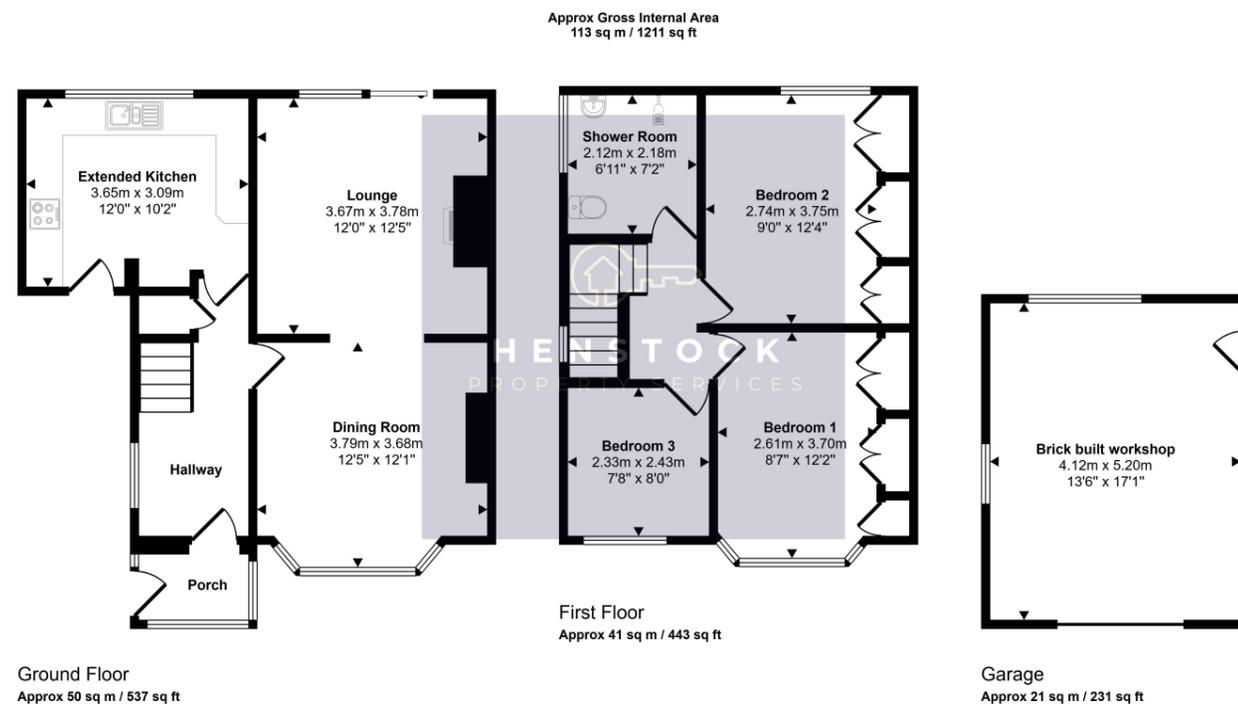




**HENSTOCK**  
PROPERTY SERVICES



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.



## 8 Finchley Grove, Moston, Manchester, Lancashire M40 9PU

- 3 BEDROOMED SEMI DETACHED
- GROUND FLOOR KITCHEN EXTENSION
- NO CHAIN
- COUNCIL TAX BAND B
- LEASEHOLD - £4 PER ANNUM
- LARGE REAR GARDEN
- BRICK BUILT WORKSHOP
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZED WINDOWS

**£210,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed traditional semi detached family home set in this popular residential area. The living accommodation briefly comprises; entrance porch into hallway, dining room with arch to lounge, extended fitted kitchen, 3 bedrooms and shower room. The property also has the benefit of gas central heating, uPVC double glazed windows and a pleasant lawned garden to rear with brick built workshop. 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

1.98m x 1.35m (6' 6" x 4' 5") Porch with tiled floor into hallway.

4.41m x 1.79m (14' 6" x 5' 10") Hallway with window to side, under stair storage and double radiator.

### Front Dining Room

3.79m x 3.68m (12' 5" x 12' 1") arch to rear lounge, bay window to front, double radiator.

### Rear Lounge

3.67m x 3.78m (12' 0" x 12' 5") sliding patio doors to rear garden, central wall inset log burner effect gas fire, arch to front, double radiator.

### Extended Kitchen

3.65m x 3.09m (12' 0" x 10' 2") views to rear, modern white and marble effect units, white worktops, built in single electric oven, 4 ring ceramic hob, extractor, 1 1/2 bowl stainless steel sink with chrome mixer tap, plumbed for washer, fully tiled walls, tiled floor, door to side and rear garden.

## FIRST FLOOR

### Bedroom 1

2.61m x 3.70m (8' 7" x 12' 2") into bay window to front, modern high level light oak effect built in wardrobes, single radiator.

### Bedroom 2

2.74m x 3.75m (9' 0" x 12' 4") into high level light oak effect built in wardrobes, views to rear, single radiator.

### Bedroom 3

2.33m x 2.43m (7' 8" x 8' 0") views to front, single radiator.

### Shower Room

2.12m x 2.18m (6' 11" x 7' 2") modern wet room with walk in shower area, low level wall mounted mixer shower, wall mounted white floating sink, close coupled w.c, fully tiled walls, spotlights, double radiator.

### Exterior

Front garden area - elevated planted shrubberies, steps to front entrance and side gate.

Rear garden - side path, paved patio area, lawn with paved path up to brick built workshop with power and lighting.

