



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



## 23 Rectory Street, MiddletonMANCHESTER, M24 5TN

- IMMACULATE 3 BEDROOMED TERRACED
- IMPRESSIVE REAR GARDEN
- VIEWING ADVISED
- WELL APPOINTED AND MODERN KITCHEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING

**£220,000**





## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this exceptional 3 bedroomed mid terraced family home with a extra large rear garden. The living accommodation, presented to a very high standard throughout, briefly comprises; entrance vestibule, front lounge, modern fitted kitchen/diner open to rear sunroom, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating and uPVC double glazed windows. Ideally situated in this popular residential area 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

Vestibule into front lounge, tiled flooring.

#### Front Lounge

14' 4" x 13' 1" (4.38m x 4.00m) views to front, feature chimney with inset display space, tiled floor, double radiator.

#### Kitchen / Diner

14' 2" x 14' 4" (4.33m x 4.38m) Views to rear garden, mixture of maroon and white modern high gloss finished units with grey trim, marble effect worktops, black glass and chrome sink, chrome mixer tap, brushed chrome 6 gas ring and Fisher & Paykel collection double oven range style cooker with concealed extractor above, built in under stair storage with brushed chrome fridge freezer, integral AEG microwave, plumbed for integral washing machines, tiled floor, spotlights, arch to extended sun room. Single radiator.

#### Sun Room

11' 8" x 9' 10" (3.56m x 2.99m) Double patio doors to rear garden, arch to kitchen, tiled floor, 2 x velux roof windows, spotliughts, single radiator.

### Exterior

Rear: Extremely large rear garden, marble tiled patio / walkway, single good size wooden shed / workshop with power and lighting. Marble steps up to wild garden area with central path to gated secret garden and raised wooden planters, lots of mature different shrubberies and plants scattered throughout the whole of the garden.

### Upper Floor

#### Bedroom 1

8' 4" x 14' 5" (2.55m x 4.40m) Recessed doorway into wardrobes, views to rear garden, modern white high level built in with internal drawer pack and shelving. Double radiator.

#### Bedroom 2

13' 2" x 6' 2" (4.01m x 1.88m) Views to front, built in wardrobes / store. Double radiator.

#### Bedroom 3

9' 4" x 6' 9" (2.85m x 2.07m) Views to front, built in modern white storage and drawer pack. Double radiator.

#### Bathroom

8' 8" x 5' 9" (2.63m x 1.74m) Modern white suite comprising of deeper than normal bath with over bath, polished chrome mixer shower glass shower screen, wall mounted floating ccwc, large vanity sink with storage below, large grey slate colour tiled style walls, tiled floor, spotlights, extractor. Chrome heated towel rail.

