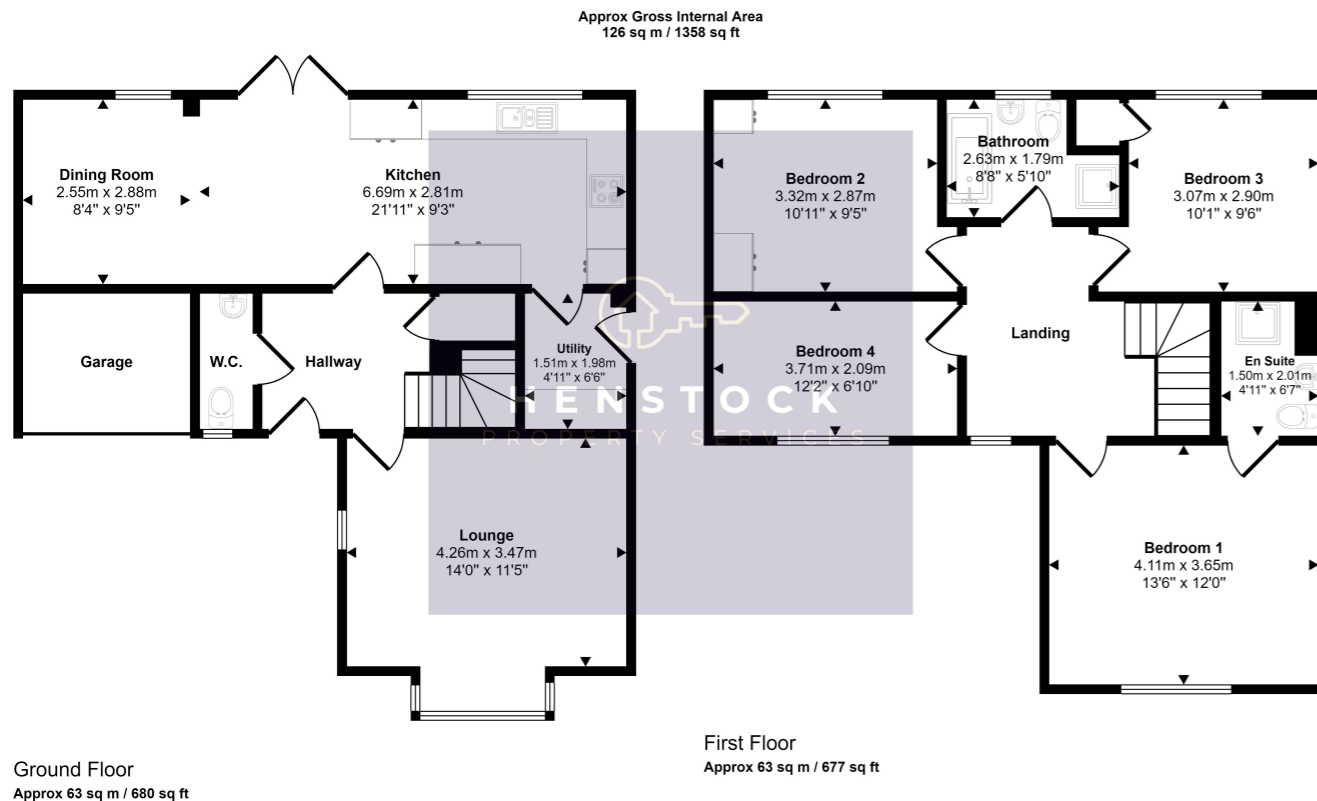




# HENSTOCK

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 22 Loughrigg Drive, Middleton, Manchester, Lancashire M24 5AG

- 4 BED SEMI DETACHED
- OFF ROAD PARKING FOR 2 CARS
- ATTACHED GARAGE WITH POWER & LIGHTING
- LARGE KITCHEN / DINER
- MASTER EN SUITE
- DOWNSTAIRS WC
- UTILITY / STORE ROOM
- VERY HIGH SPEC THROUGHOUT

### £415,000



### Entrance

Spacious hallway.

### Lounge

4.26m x 3.47m (14' 0" x 11' 5")

### Downstairs WC

### Kitchen / Diner

Kitchen Area: 6.69m x 2.81m (21' 11" x 9' 3")

Dining Area: 2.55m x 2.88m (8' 4" x 9' 5")

### Utility Room

1.51m x 1.98m (4' 11" x 6' 6")

### Exterior

Front: Off road parking for 2 cars.

Rear: Modern garden featuring porcelain tiles to brick built store, large astro-turfed area leading to a good size raised decking area which takes advantage of the gardens sun positioning.

### Upper Floor

### Master Bedroom

4.11m x 3.65m (13' 6" x 12' 0") Access to en suite.

### En Suite Shower Room

1.50m x 2.01m (4' 11" x 6' 7")

### Bedroom 2

3.32m x 2.87m (10' 11" x 9' 5")

### Bedroom 3

### Bedroom 4

3.71m x 2.09m (12' 2" x 6' 10")

### Family Bathroom

2.63m x 1.79m (8' 8" x 5' 10")

## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this extremely modern and tasteful (approx 2 year old) 4 bedroomed detached family home. The living accommodation briefly comprises; spacious feeling entrance hallway, ground floor w.c, lounge, modern fitted kitchen with dining area and doors to rear garden, attached garage, 4 bedrooms (master en-suite shower) and a 4 piece family bathroom. The property which has been fitted out to a very high spec, also has the benefit of gas central heating, double glazed windows, off road parking to front and a good sized lawned and decked garden. 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.

