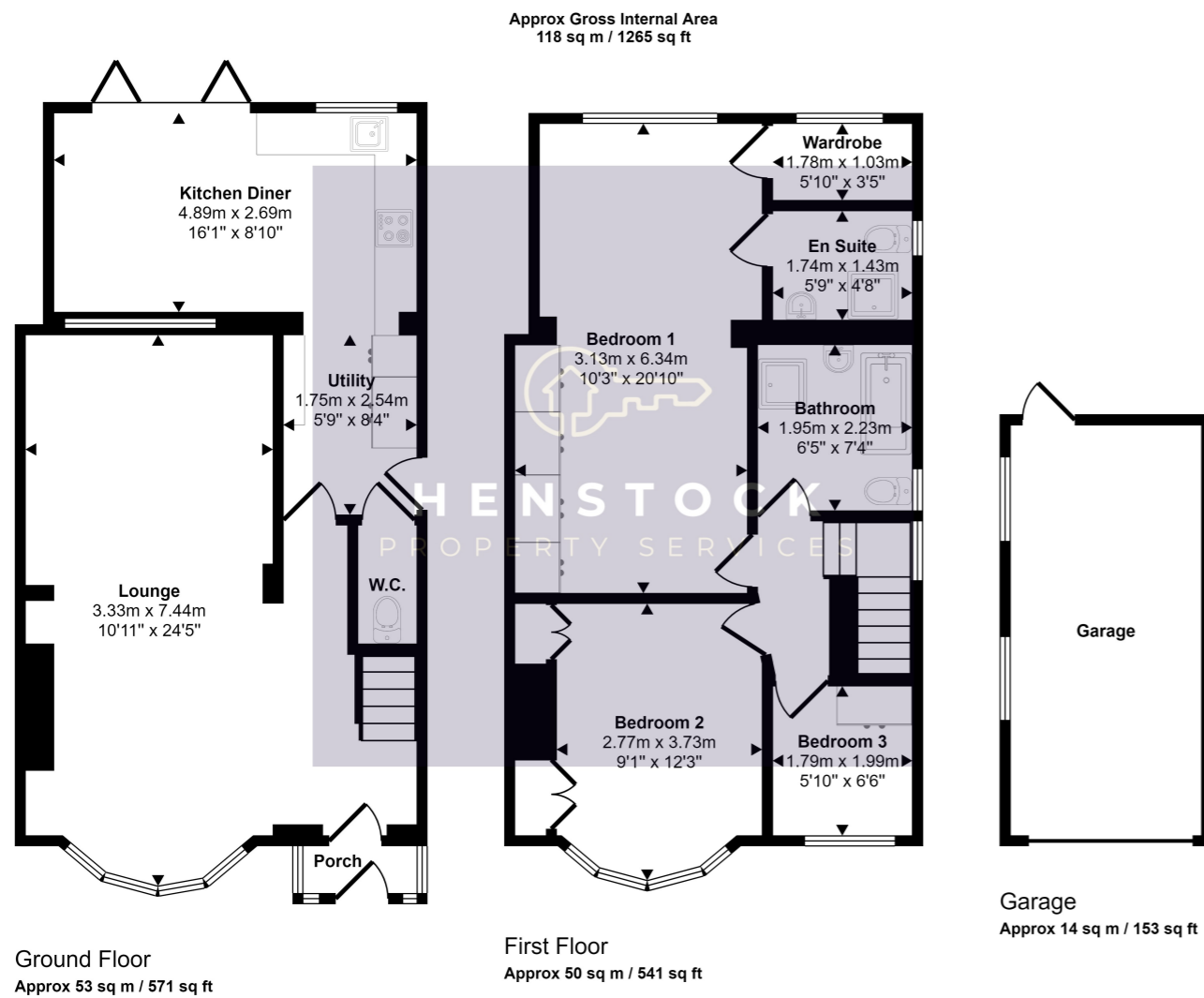




HENSTOCK
PROPERTY SERVICES



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.



6 Whitegates Road, Middleton, Manchester, Lancashire M24 2GW

- 3 BEDROOMED DOUBLE EXTENDED SEMI DETACHED
- DETACHED GARAGE
- NO CHAIN
- BEAUTIFUL REAR GARDEN
- EN-SUITE SHOWER ROOM
- GROUND FLOOR W.C
- COUNCIL TAX BAND C

£350,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this double extended 3 bedroomed semi-detached family home with green views to front and rear. The accommodation briefly comprises; entrance porch into lounge, utility area with ground floor WC, modern fitted kitchen with dining area. Upstairs you'll find 3 bedrooms (large bedroom has en-suite shower and storage room) and a family bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows, hard standing off road parking to front, single detached garage and a beautiful rear garden with pleasant views over greenspace beyond.

Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links.

GROUND FLOOR

Entrance

Porch into hallway with tiled floor.

Front Lounge

3.33m x 7.44m (10' 11" x 24' 5") large through lounge, dual aspect views, bay window to front, picture window into kitchen to rear, fully fitted wall furniture, woodgrain style storage and shelving, built in feature period style gas fire, 2 single radiators.

Rear Hallway/Utility Room

1.75m x 2.54m (5' 9" x 8' 4") with access to under stair w.c room, door to rear garden, built in concrete effect units with built in slide out pan racks and integral fridge/freezer, tiled floor.

Extended Kitchen

4.89m x 2.69m (16' 1" x 8' 10") views to rear, modern grey concrete effect units, white granite worktops, built in oven/microwave combination 4 ring glass gas hob, curved glass and brushed chrome extractor, integral washing machine, part tiled walls, tiled floor, spacious dining area, bi-fold patio doors to rear garden, double radiator.

Single Large Detached Garage

6.08m x 2.81m (19' 11" x 9' 3") metal split door to front, single door to rear, power and lighting.

FIRST FLOOR

Bedroom 1

3.13m x 6.34m (10' 3" x 20' 10") Large extended rear bedroom with part dressing room, fully fitted modern maple effect high level wardrobes with matching bedroom drawers, views to rear garden and farmland beyond, single radiator.

Small built in store room next to the en-suite 1.78m x 1.03m (5' 10" x 3' 5") views to rear.

En-Suite Shower

1.74m x 1.43m (5' 9" x 4' 8") views to side, large corner glass and brushed chrome shower cubicle with wall mounted flexi hose and rain shower, vanity sink with storage below, close coupled w.c, fully tiled walls, spotlights, extractor fan.

Bedroom 2

2.77m x 3.73m (9' 1" x 12' 3") bay window to front with views of greenspace beyond, fully fitted modern white bedroom wardrobes and drawer pack, single radiator.

Bedroom 3

1.79m x 1.99m (5' 10" x 6' 6") views to front, modern cream built in cabin bed, drawers, wardrobes, shelves and dressing table, single radiator.

Bathroom

1.95m x 2.23m (6' 5" x 7' 4") views to side, white modern suite comprising; bath, vanity sink with storage below, close coupled w.c, double base glass and chrome shower cubicle with wall mounted flexi hose and rain showers, fully tiled walls, spotlights, Karndene style flooring, recessed mirror, chrome heated towel rail.

Exterior

Front garden area - central paved with planted shrubberies. Hardstanding off road parking to front and side paths.

Beautiful rear garden with paved patio, central lawn and mature planted borders, views to greenspace beyond.

