



HENSTOCK
PROPERTY SERVICES

T: 0161 654 5944
E: sales@henstockps.co.uk
W: www.henstockps.co.uk
A: 24 Fountain Street, Manchester, M24 1AF

FOR SALE

£160,000

35 Glenbrook Road M9 0PQ



Henstock Property Services are pleased to market this well presented 3 bedroomed mid terraced family home. The accommodation briefly comprises; hallway, front lounge, modern fitted kitchen, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows, parking to front and a pleasant garden to rear.

GROUND FLOOR

Entrance

Hallway.

Front Lounge

3.37m x 4.58m (11' 1" x 15' 0") into picture bay window to front, central feature fireplace with stone surround, back panel and hearth, period style inset coal effect electric fire, original stripped pine floor boards, double radiator.

Kitchen

4.30m x 2.37m (14' 1" x 7' 9") views to rear, modern white units with black high gloss marble effect worktops, stainless steel sink with chrome taps, plumbed for freestanding gas cooker, part tiled walls, tile effect laminate flooring, space for small table and chairs, door to conservatory, double radiator.

Conservatory

3.09m x 2.29m (10' 2" x 7' 6") views to rear, tiled floor, doors to kitchen and rear garden, single radiator.

FIRST FLOOR

Bedroom 1

3.66m x 3.56m (12' 0" x 11' 8") views to front, modern woodgrain style fully fitted wardrobes and bedroom furniture, double radiator.

Bedroom 2

3.65m x 2.79m (12' 0" x 9' 2") views to rear, double radiator.

Bedroom 3

2.07m x 3.11m (6' 9" x 10' 2") into recessed doorway, views to front, double radiator.

Bathroom

1.81m x 1.79m (5' 11" x 5' 10") views to rear, white modern suite comprising; bath with over bath wall mounted mixer shower, sink, close coupled w.c, fully tiled walls, oak effect laminate flooring, double radiator.

Exterior

Front garden area - part planted with central off road hardstanding parking space.

Rear garden - good size with paved patio and paths, central lawn, mature established planted borders.





