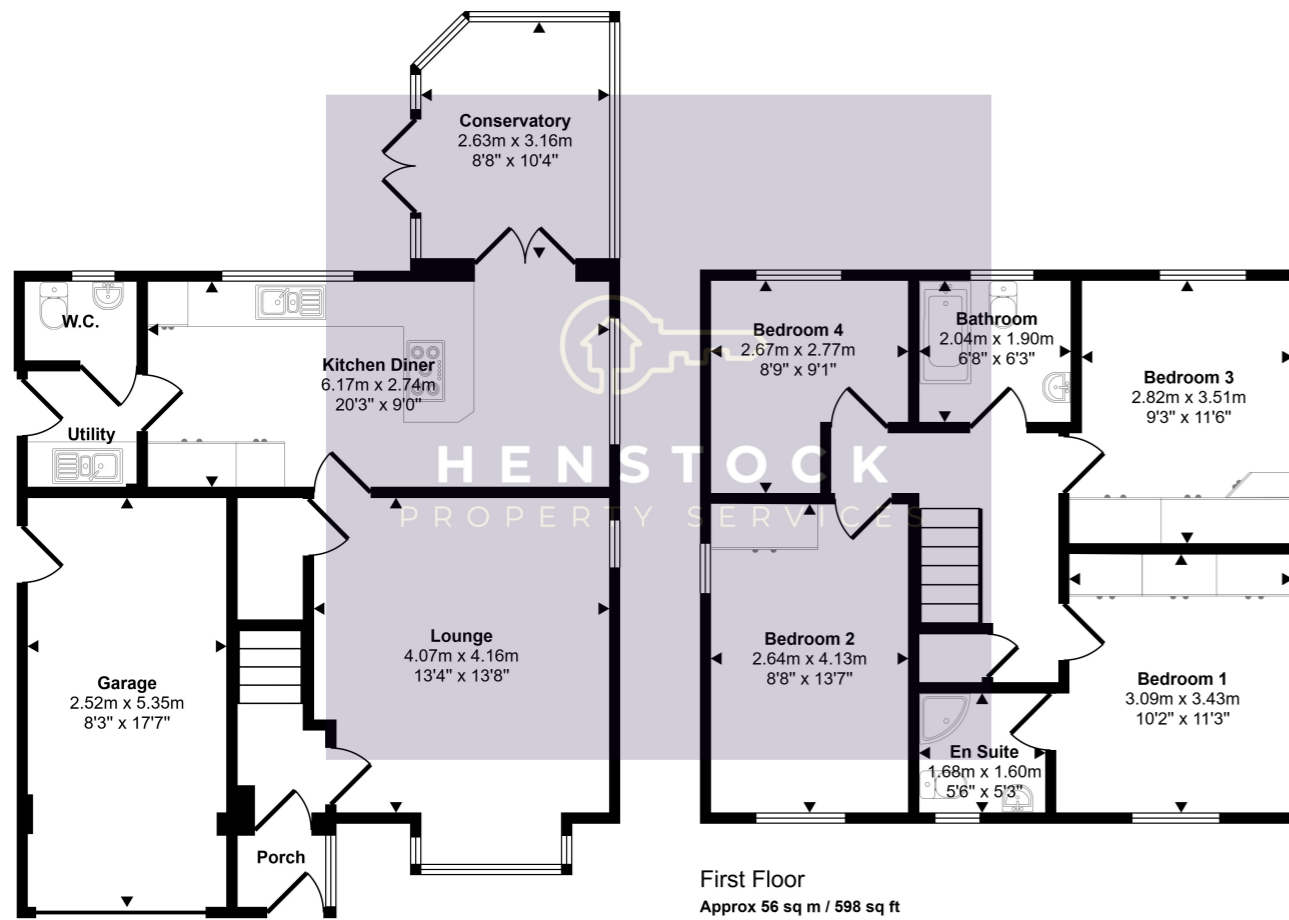




HENSTOCK
PROPERTY SERVICES



Approx Gross Internal Area
125 sq m / 1348 sq ft



Ground Floor
Approx 70 sq m / 750 sq ft

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+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

6 Lyme Clough Way, Middleton, Manchester, Lancashire M24 6TN

- 4 BEDROOMED DETACHED
- CONSERVATORY
- EPC RATING E
- NO CHAIN
- GROUND FLOOR W.C AND UTILITY ROOM
- MASTER BEDROOM WITH EN SUITE
- SINGLE INTEGRAL GARAGE
- COUNCIL TAX BAND D

Offers in Region of £375,000



GROUND FLOOR

Entrance

Vestibule into hallway with oak effect laminate flooring and double radiator.

Hallway with oak effect laminate flooring and single radiator.

Lounge

4.07m x 4.16m (13' 4" x 13' 8") oak effect laminate flooring, under stair storage, double radiator.

Kitchen/Diner

6.17m x 2.74m (20' 3" x 9' 0") views to rear and side, modern oak units with black marble worktops, high level double oven/grill, central island with 4 ring gas hob and breakfast bar, 1 1/2 bowl stainless steel sink with chrome mixer tap, built in high level microwave, dishwasher and fridge/freezer, part tiled walls, tiled floor, spotlights, dining area to side with double patio doors to side garden, double radiator.

Utility Room

1.67m x 1.56m (5' 6" x 5' 1") oak units, marble worktops, plumbed for washer, doors to side and ground floor w.c.

Ground Floor W.C

Conservatory

2.63m x 3.16m (8' 8" x 10' 4") views to rear, oak effect laminate flooring, patio doors to rear, electric wall heater.

Single Attached Garage

2.52m x 5.35m (8' 3" x 17' 7") up and over door to front, power and lighting.

FIRST FLOOR

Bedroom 1

3.09m x 3.43m (10' 2" x 11' 3") views to front, mirror fronted built in wardrobes, single radiator.

En-Suite

1.68m x 1.6m (5' 6" x 5' 3") modern white suite comprising; corner shower with rain mixer shower, close coupled w.c, vanity sink, fully tiled walls and floor, chrome heated towel rail.

Bedroom 2

2.64m x 4.13m (8' 8" x 13' 7") fully fitted white high gloss wardrobes and bedroom furniture, single radiator.

Bedroom 3

2.82m x 3.51m (9' 3" x 11' 6") views to rear, fully fitted oak and mirrored door bedroom furniture, single radiator.

Bedroom 4

2.67m x 2.77m (8' 9" x 9' 1") views to rear, L shaped, single radiator.

Bathroom

2.04m x 1.9m (6' 8" x 6' 3") modern white suite comprising; bath with over bath rain head mixer shower and flexi hose mixer tap shower, close coupled w.c, sink, fully tiled walls, tiled floor, extractor.

Exterior

Front garden area - part lawned / part paved for off road parking.

Rear garden - paved patio, central lawn and side garden storage area.

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this good sized (approx 1348 Sq Ft) 4 bedroomed detached family home. The living accommodation briefly comprises; entrance vestibule into hallway, front lounge, large rear kitchen/diner with separate utility room and ground floor w.c, rear conservatory, 4 bedrooms (master en-suite shower) and a family bathroom. The property also benefits from off road parking to front leading to an integral garage, gas central heating, double glazed windows, front garden area and a pleasant garden to rear. Viewing is highly recommended to appreciate all that this property has to offer.

