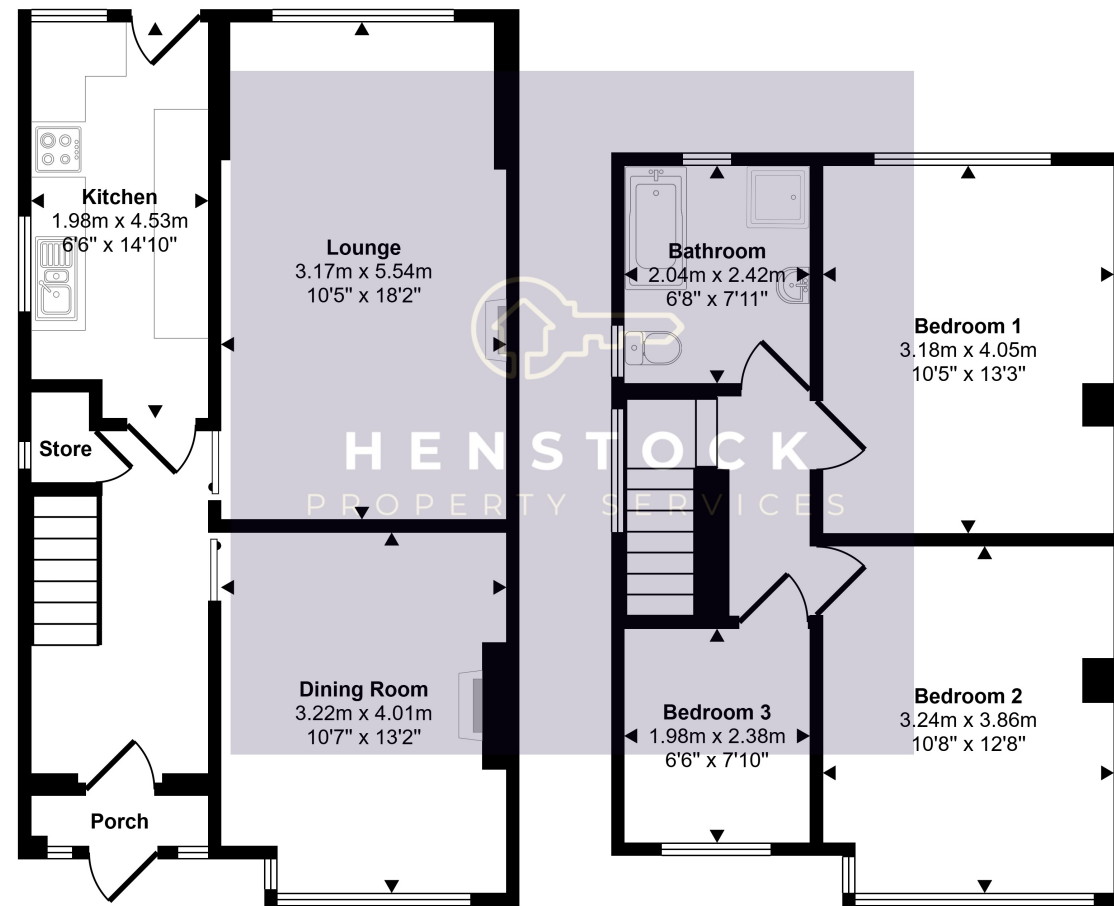


Approx Gross Internal Area
93 sq m / 998 sq ft



Ground Floor
Approx 51 sq m / 546 sq ft

First Floor
Approx 42 sq m / 452 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.



HENSTOCK
PROPERTY SERVICES



13 Penrhyn Avenue, Alkrington, Manchester, Lancashire M24 1FP

- 3 BEDROOM SEMI DETACHED
- NO CHAIN!
- GAS CENTRAL HEATING
- DETACHED BRICK BUILT GARAGE
- PLEASANT REAR GARDEN
- EXCELLENT POTENTIAL FOR MODERNISATION
- REAR EXTENSION

£265,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this three-bedroom extended semi-detached family home, located in an extremely popular development. The accommodation briefly comprises: entrance hallway, front dining room, rear lounge, fitted kitchen, three bedrooms, and a family bathroom. Additional benefits include gas central heating, side-gated off-road parking leading to a detached garage, and a pleasant rear garden with both paved and lawned areas. Ideally positioned in this sought-after area, the property is within easy reach of schools, shops/supermarkets, leisure and fitness facilities, and offers good public transport links. It is also just a short drive from the M60 and M62 motorway connections.

Entrance

Hallway.

Dining Room

3.22 m × 4.01 m (10'7" × 13'2")

Lounge

3.17 m × 5.54 m (10'5" × 18'2")

Kitchen

1.98 m × 4.53 m (6'6" × 14'10")

Exterior

Front: Garden and off road parking

Side: Off road parking leading to detached garage

Rear: Paved and lawned well stocked rear garden.

Upper Floor

Bedroom 1

3.18 m × 4.05 m (10'5" × 13'3")

Bedroom 2

3.24 m × 3.86 m (10'8" × 12'8")

Bedroom 3

1.98 m × 2.38 m (6'6" × 7'10")

Bathroom

2.04 m × 2.42 m (6'8" × 7'11")

