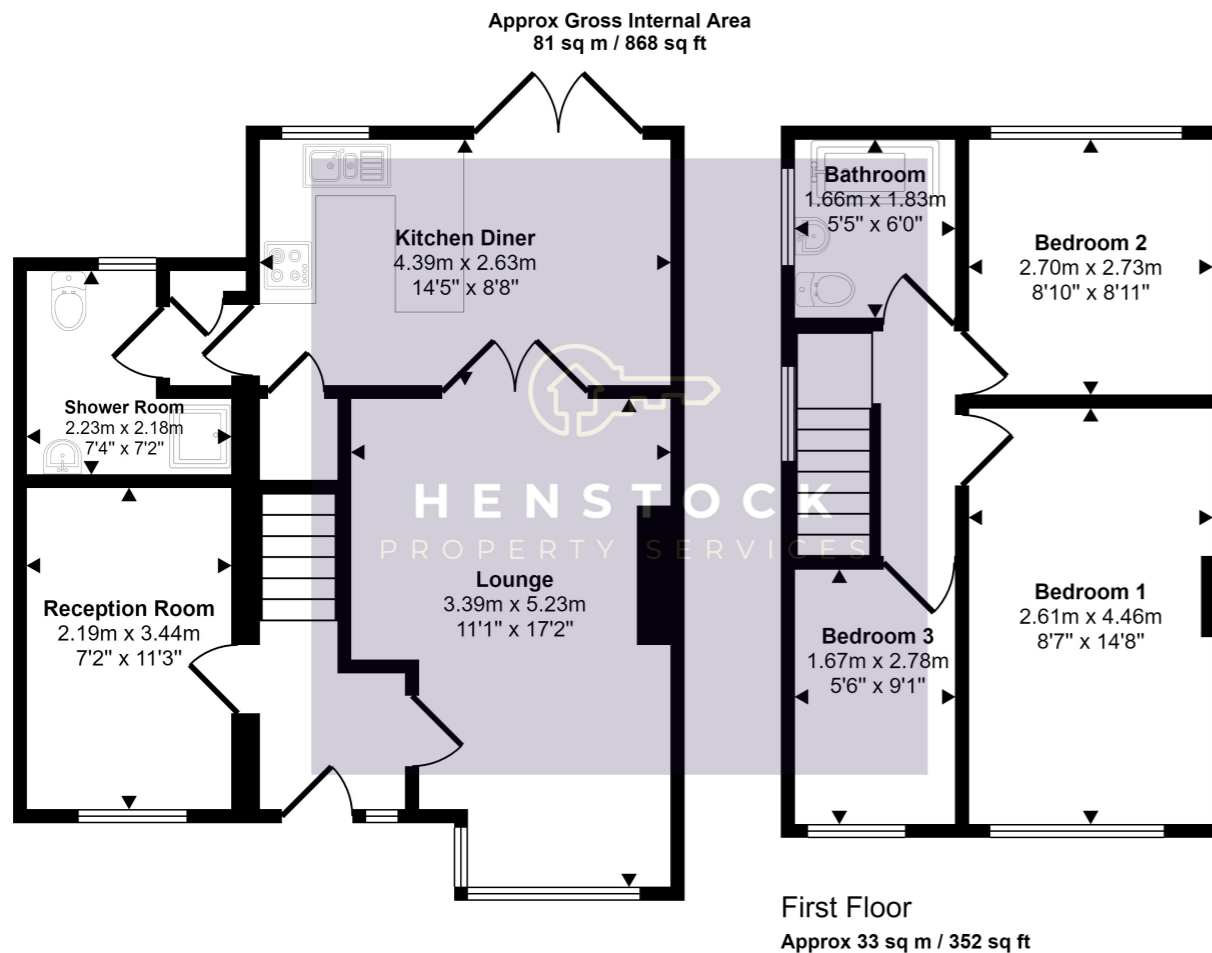




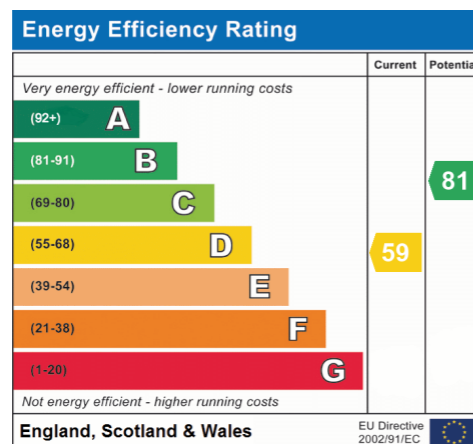
HENSTOCK

PROPERTY SERVICES



Ground Floor
Approx 48 sq m / 515 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.



12 Ruthin Avenue, Alkrington, Middleton, Manchester, Lancashire M24 1FR

- 3 BEDROOMED EXTENDED SEMI DETACHED
- NO CHAIN!
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- GROUND FLOOR SHOWER ROOM
- LARGE OPEN PLAN KITCHEN / DINER
- uPVC DOUBLE GLAZED WINDOWS
- COUNCIL TAX BAND D
- LEASEHOLD - £8 PER ANNUM

£270,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this extended 3 bedroomed semi-detached family home set in a popular location. The living accommodation, which is well presented throughout, briefly comprises; spacious entrance hallway, front lounge, modern fitted kitchen with dining area, ground floor office, ground floor shower room, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows, off road parking space to side and pleasant gardens to front, side and rear. Ideally situated in the heart of Alkington within easy reach of highly regarded schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

Ground Floor

Entrance

Hall, single radiator.

Lounge

3.39m x 5.23m (11' 1" x 17' 2") picture bay window to front, double doors to dining room, double radiator.

Kitchen and Dining Area

4.39m x 2.63m (14' 5" x 8' 8")

Dining Area - views to rear through double patio doors, oak effect laminate flooring, open to kitchen.

Kitchen - central island, modern white high gloss units with butchers block style worktops, built in single electric oven, 4 ring gas hob, extractor, stainless steel sink with chrome mixer tap, part tiled walls, oak effect laminate flooring, under stair storage, door to downstairs shower room and boiler cupboard, single radiator.

Downstairs Shower Room

2.23m x 2.18m (7' 4" x 7' 2") L shaped, close coupled w.c, sink, walk in shower cubicle with glass door and wall mounted mixer shower, half tiled walls, oak effect laminate flooring, single radiator.

2nd Lounge/Office

2.19m x 3.44m (7' 2" x 11' 3") Views to front, extended to the side. Single radiator.

Garden

Front Garden - block paved with off road parking, side lawn and concrete path.

Rear Garden - Good size rear garden area paved with patio.

Upper Floor

Bedroom 1

2.61m x 4.46m (8' 7" x 14' 8") View to front, double radiator.

Bedroom 2

2.7m x 2.73m (8' 10" x 8' 11") Views to rear garden, single radiator.

Bedroom 3

1.67m x 2.78m (5' 6" x 9' 1") Views to front. Single radiator.

Bathroom

1.66m x 1.83m (5' 5" x 6' 0") Views to side elevation, white modern suite with p shaped bath with mixer tap, flexi hose over bath shower, glass shower screen, oak effect lino floor, partly tiled walls, extractor fan, spotlights, Single radiator.

