



112 Hereford Way, Middleton, Manchester, Lancashire M24 2NL

- 4 BEDROOMED EXTENDED SEMI DETACHED
 - FREEHOLD
 - COUNCIL TAX BAND B
 - VERY NICELY PRESENTED THROUGHOUT
- GAS CENTRAL HEATING
 - DRIVEWAY FOR OFF ROAD PARKING
 - MASTER BEDROOM WITH EN-SUITE AND WALK IN WARDROBE
 - EPC RATING C

£320,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this very nicely presented 4 bedroomed extended semi-detached family home set in this popular residential area. The living accommodation briefly comprises; porch leading into front lounge, extended playroom/office, open plan kitchen and dining room, 3 bedrooms and bathroom on the middle floor, with the master bedroom on the top floor with en-suite shower and walk in wardrobe. The property also has the benefit of gas central heating, double glazed windows, driveway to front for off road parking and a pleasant rear garden with pergola covered seating area (with power and water supply). Ideally situated within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

GROUND FLOOR

Entrance

Porch leading into front lounge with tiled floor and French doors into lounge, single radiator.

Front Lounge

3.69m x 4.12m (12' 1" x 13' 6") views to front, open spindled staircase, oak effect laminate flooring, door to playroom/office, double radiator.

Extended Playroom/Office

2.01m x 3.59m (6' 7" x 11' 9") views to front, paneled wall, oak effect laminate flooring, velux style roof window, single radiator.

Kitchen

4.59m x 2.82m (15' 1" x 9' 3") Open to dining room, modern grey units, butchers block style worktops, built in double oven/grill, electric 4 ring gas hob, extractor, 1 1/2 bowl stainless steel sink and chrome mixer tap, plumbed for washer and dryer, oak effect laminate flooring, part tiled walls, spotlights, central island/breakfast bar to dining room, velux style roof window.

Dining Room

2.09m x 4.45m (6' 10" x 14' 7") extended to side, built in bar area, oak effect laminate flooring, sliding patio door to rear garden, under stair storage, single radiator.

FIRST FLOOR

Bedroom 2

2.67m x 2.55m (8' 9" x 8' 4") views to rear, under stair space for table, single radiator.

Bedroom 3

2.39m x 3.42m (7' 10" x 11' 3") Views to front, spotlights, single radiator.

Bedroom 4

2m x 2.58m (6' 7" x 8' 6") L shaped, built in storage, oak effect laminate flooring, single radiator.

Bathroom

1.83m x 1.74m (6' 0" x 5' 9") white modern suite comprising; bath with over bath flexi hose/rain head mixer showers, floating sink, close coupled w.c, fully tiled walls, tiled floor, spotlights, chrome heated towel rail.

SECOND FLOOR

Master Bedroom

2.75m x 4.33m (9' 0" x 14' 2") views to rear, 2 velux style roof windows.

Walk in Wardrobe

Single radiator.

En-Suite Shower

1.36m x 1.47m (4' 6" x 4' 10") Single shower cubicle, wall mounted mixer shower, floating vanity sink, close coupled w.c, half tiled walls, tiled floor, extractor, spotlights, single radiator.

Exterior

Front garden - Mostly block paved off road parking with side lawn. External cold tap behind the seating area.

Rear Garden - Paved patio with Pergola seating area with two external electrical sockets, plus a hot and cold tap. Central lawn and raised wooden decked patio, planted borders and single shed.

