



HENSTOCK
PROPERTY SERVICES

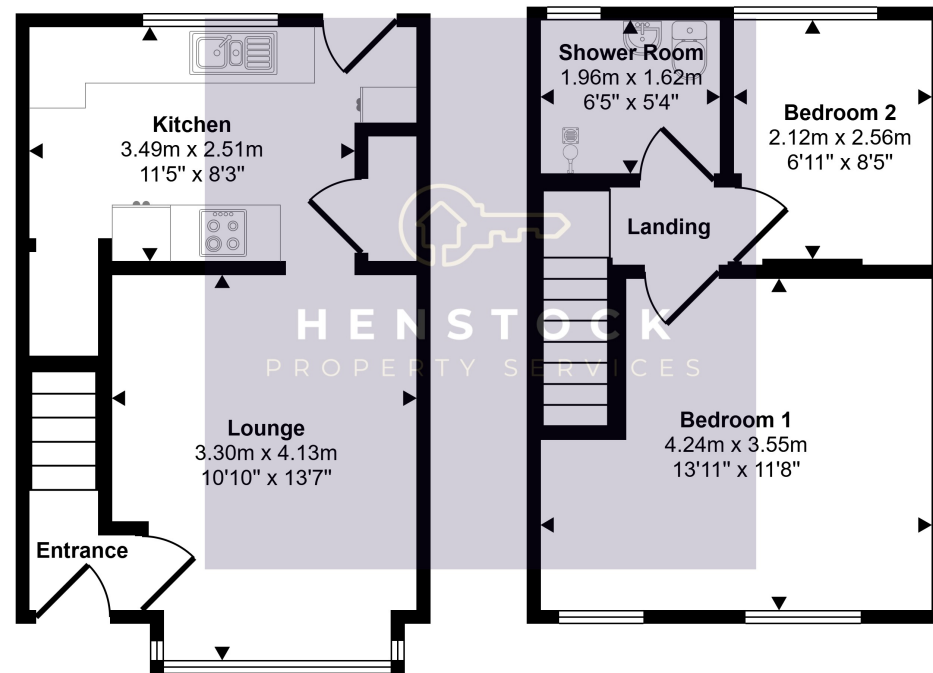


43 Herristone Road, Crumpsall, Manchester, Lancashire M8 4PL

- 2 BEDROOMED MID TERRACE
- NO CHAIN
- FREEHOLD
- COUNCIL TAX BAND A
- LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING TO FRONT
- GROUND FLOOR W.C

£170,000

Approx Gross Internal Area
54 sq m / 585 sq ft



Ground Floor
Approx 27 sq m / 296 sq ft

First Floor
Approx 27 sq m / 290 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.



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed mid terraced home set in this popular residential area. The living accommodation briefly comprises; entrance hallway, front lounge, fitted kitchen with ground floor w.c, 2 bedrooms and a shower room. The property also has the benefit of gas central heating, double glazed windows and a garden to rear with off road parking to front. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links.

GROUND FLOOR

Entrance

Hallway with oak effect laminate flooring, double radiator.

Front Lounge

3.3m x 4.13m (10' 10" x 13' 7") into bay window to front, oak effect laminate flooring, double radiator.

Kitchen

3.49m x 2.51m (11' 5" x 8' 3") into recess, modern blue units, marble style worktops, built in high level single electric oven / microwave combination, 1 1/2 bowl Asterite sink, chrome mixer tap, tiled floor, under stair storage, door to rear garden.

Ground Floor W.C Room

1.43m x 0.65m (4' 8" x 2' 2")

FIRST FLOOR

Bedroom 1

4.24m x 3.55m (13' 11" x 11' 8") into recess, views to front, double radiator.

Bedroom 2

2.12m x 2.56m (6' 11" x 8' 5") views to rear, double radiator.

Wetroom

1.96m x 1.62m (6' 5" x 5' 4") walk in shower area with adjustable high wall mounted mixer shower, wall mounted floating sink, close coupled w.c, fully tiled walls, extractor, single radiator.

Exterior

Front garden area - paved path and block paved off road parking.
Rear garden - paved path, block paved patio, raised flowerbeds, steps up to storage/shed area.

