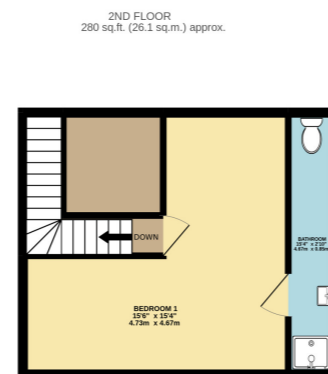
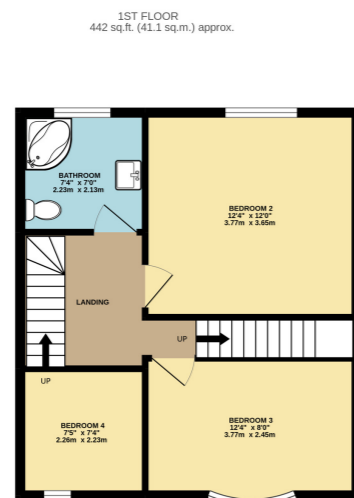
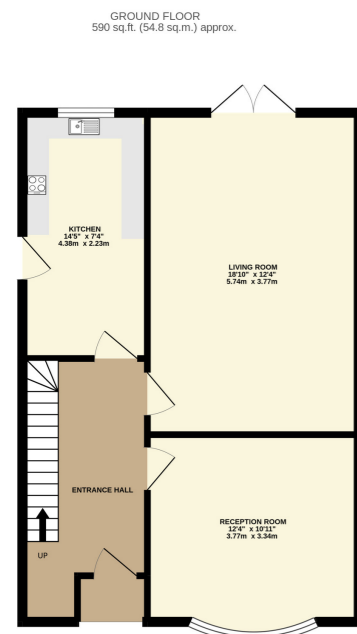




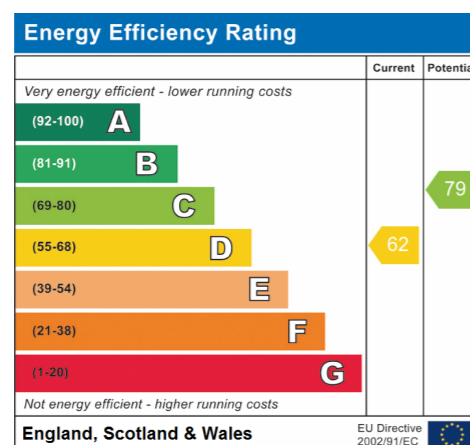
HENSTOCK

PROPERTY SERVICES



TOTAL FLOOR AREA: 1313 sq.ft. (121.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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REDUCED

206 Manchester New Road, Middleton, Manchester, Lancashire M24 4BX

- 4 BEDROOMED EXTENDED SEMI-DETACHED
- PARKING TO REAR FOR 2 CARS!
- 2 BATHROOMS
- 2 RECEPTION ROOMS
- WOODSIDE LOCATION
- LARGER THAN NORMAL
- ON STREET PARKING TO FRONT PLUS PRIVATE DRIVEWAY TO REAR
- FREEHOLD!

£385,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this larger than normal extended 4 bedroomed semi-detached family home set in the ever popular 'Woodside' of Alkrington. The living accommodation which is set over three floors, comprises; porch shelter with entrance into hallway, front lounge, large rear lounge with patio doors overlooking woodland, kitchen, 4 bedrooms, en suite shower room off third floor bedroom, family bathroom & wonderful gardens to rear. A stones throw from Alkrington Nature Reserve with steps at the back of property (accessed via Home Drive) leading to Alkrington Fishing Lake. A perfect spot for those with young children and pets. Ideally situated in this extremely popular spot within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

Entrance

Open porch to pleasant hallway.

Front Lounge

3.77m x 3.40m (12' 4" x 11' 2") Feature dado rails. Ornate coving and ceiling rose. Open to large bay window. Radiator.

Rear Lounge

5.74m x 3.66m (18' 10" x 12' 0") Modern room with a traditional feel featuring dado rails and ornate coving. Double patio doors giving views over private rear garden and woodland beyond. Feature electric fire with stainless steel surround, stone back hearth and surround. Radiator.

Kitchen

5.46m x 2.34m (17' 11" x 7' 8") Country-shaker style kitchen offering a good amount of storage space with marble effect worktops. plumbed space for washing machine, matching white oven and grill with extractor above, partly tiled walls, sink with mixer tap, Modern Herringbone style vinyl flooring. Views to rear. Radiator.

Exterior

Front: Lawned area with path to house.

Side: Gate to block paved side area with access to shed sat on flagged base.

Rear: Good size lawned area with sleeper boarders leading to york stone style seating area with access to rear gate, feature circular Indian lime stone patio / seating area, partly shaded areas, well stocked boarder shrubberies.

Rear Parking: Hard standing parking for 2 cars (accessed via Home Drive) leading to gate to rear garden.

Upper Floor

Bedroom 2

3.65m x 3.66m (12' 0" x 12' 0") Views to rear, radiator.

Bedroom 3

3.79m x 2.4m (12' 5" x 7' 10") Views to front, radiator.

Bedroom 4

2.25m x 2.26m (7' 5" x 7' 5") Views to front, radiator.

Family Bathroom

2.41m x 2.13m (7' 11" x 7' 0") Fully tiled walls and floor. Large feature corner bath with glass screen. Over bath mixer shower. CCWC. Sink. Views to rear garden. Radiator.

Third Floor

Master Bedroom

L Shaped Room (Total Size 13.53) Views to rear via 2 windows, views to front via roof style window. Built in storage wardrobe and extensive storage to eves. Access to en suite / third floor shower/wc room.

En Suite Shower Room

4.67m x 0.88m (15' 4" x 2' 11") CCWC, Sink. Walk in shower with chrome mixer shower and glass screen. Fully tiled walls and floor. White heated towel rail.

