

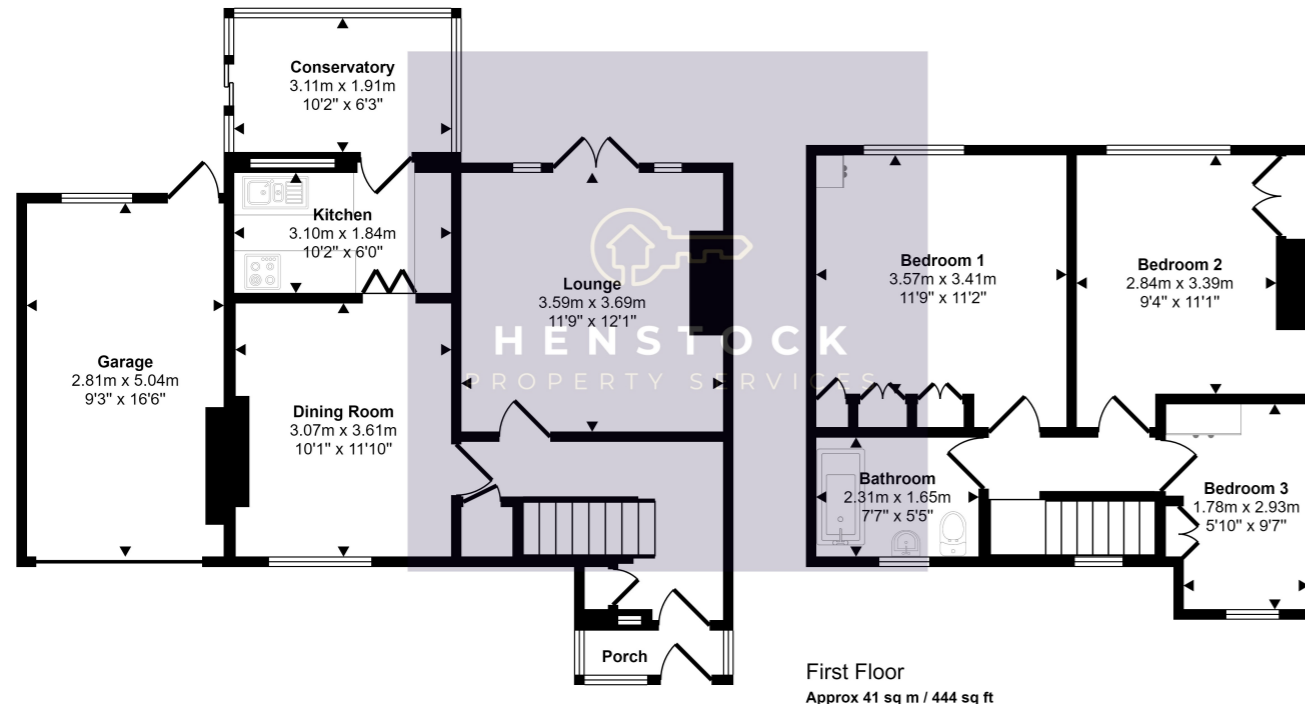


HENSTOCK

PROPERTY SERVICES



Approx Gross Internal Area
104 sq m / 1123 sq ft



Ground Floor
Approx 63 sq m / 679 sq ft

First Floor
Approx 41 sq m / 444 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.

58 Kendall Road, Manchester M8 4NF

- ATTACHED GARAGE WITH POWER & LIGHTING
- 3 BED SEMI DETACHED HOUSE
- LARGE GARDEN
- RIVER VIEWS TO REAR
- OFF ROAD PARKING
- GAS CENTRAL HEATING

£225,000



Entrance

Rear Lounge

3.59m x 3.69m (11' 9" x 12' 1")

Dining Room

Kitchen

3.10m x 1.84m (10' 2" x 6' 0")

Conservatory

3.11m x 1.91m (10' 2" x 6' 3")

Attached Garage

2.81m x 5.04m (9' 3" x 16' 6")

Exterior

FRONT:

REAR:

Upper Floor

Bedroom 1

3.57m x 3.41m (11' 9" x 11' 2")

Bedroom 2

2.84m x 3.39m (9' 4" x 11' 1")

Bedroom 3

1.78m x 2.93m (5' 10" x 9' 7")

Bathroom

2.321m x 1.65m (7' 7" x 5' 5")

PROPERTY DESCRIPTION

Henstock Property Services are delighted to bring to the market this 3 bedroomed larger than normal semi-detached family home which offers a very generous amount living space and is located in this very popular area. The property is in need of some modernising throughout. The living accommodation briefly comprises; entrance hallway, front dining room, large rear lounge, conservatory room, fitted kitchen, 3 bedrooms and a family bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows throughout, off road parking to the front and a larger than normal rear garden overlooking the River Irk. Ideally situated in this very popular residential area close to well regarded schools, shops/supermarkets, leisure / fitness facilities, good public transport services and minutes from motorway networks.

