

Approx Gross Internal Area
100 sq m / 1072 sq ft



Ground Floor
Approx 59 sq m / 639 sq ft

First Floor
Approx 40 sq m / 433 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



HENSTOCK
PROPERTY SERVICES



62 Mossway, Alkrington, Manchester, Lancashire M24 1NS

- 3 BED EXTENDED SEMI DETACHED
- ATTACHED GARAGE WITH POWER & LIGHTING
- BRICK BUILT STORE / UTILITY
- PRESENTED TO HIGH STANDARD
- OFF ROAD PARKING

£265,000



Entrance

Into hallway.

Lounge

3.50m x 4.68m (11' 6" x 15' 4")

Rear Dining Room

2.99m x 4.34m (9' 10" x 14' 3")

Kitchen

1.83m x 3.38m (6' 0" x 11' 1")

Utility Room

Brick Built Store / Utility

Store with power & lighting

Exterior

Upper Floor

Bedroom 1

3.35m x 4.87m (11' 0" x 16' 0")

Bedroom 2

4.92m x 3.17m (16' 2" x 10' 5")

Bedroom 3

1.72m x 2.58m (5' 8" x 8' 6")

Bathroom

1.66m x 2.44m (5' 5" x 8' 0")

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this extended 3 bedroomed semi-detached home set in the heart of Alkrington Garden Village. The living accommodation briefly comprises; entrance into hallway, front lounge, rear dining room, L shaped kitchen through to utility room, 3 bedrooms and very modern bathroom. The property also has the benefit of gas central heating, double glazed windows, attached garage to side, brick built store/utility to rear with off road parking to front and gardens to rear. 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.

