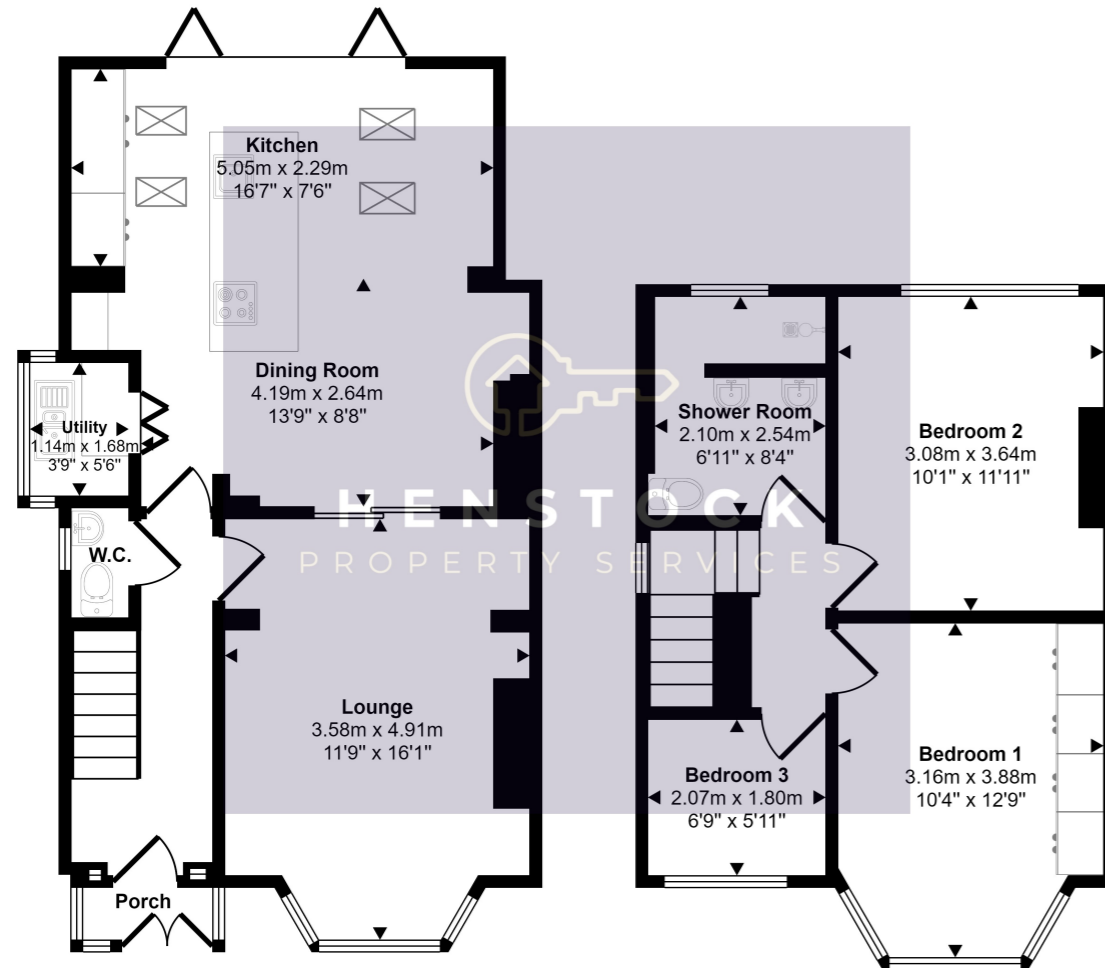


Approx Gross Internal Area  
92 sq m / 986 sq ft



**HENSTOCK**  
PROPERTY SERVICES



Ground Floor  
Approx 53 sq m / 575 sq ft

First Floor  
Approx 38 sq m / 411 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+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
|   |          | 65                      | 82        |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

## 183 Manchester New Road, Alkrington, Middleton, MANCHESTER, Lancashire M24 1DE

- 3 BEDROOMED EXTENDED SEMI DETACHED
- COUNCIL TAX BAND C
- NO CHAIN
- FREEHOLD
- SOLAR PANELS - FULLY OWNED BY SELLER
- IMMACULATE INTERIOR
- PLEASANT AND WELL MAINTAINED REAR GARDEN

**Offers in Region of £310,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this traditional 3 bedroomed semi detached family home with a single storey rear extension. The living accommodation, presented to a high standard throughout, briefly comprises; entrance porch into hallway, ground floor w.c, front lounge, large open modern fitted kitchen with dining area, utility room, 3 bedrooms and a shower room. The property also has the benefit of gas central heating, double glazed windows, solar panels on the roof (with a feed in tariff so generate income), off road parking to front and a pleasant garden 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

## GROUND FLOOR

### Entrance

Porch into hallway.

Hallway with open spindled staircase, machined Oak flooring, panelled walls, single radiator.

### Ground Floor W.C

1.35m x .62m (4' 5" x 2' 0") close coupled w.c, vanity sink, tiled floor.

### Front Lounge

3.58m x 4.91m (11' 9" x 16' 1") into picture bay window to front, feature fireplace, machined oak flooring, sliding doors to kitchen/diner, 1 single radiator and 1 double radiator.

### Kitchen/Diner

4.19m x 4m (13' 9" x 13' 1") Dining Room and 5.05m x 2.29m (16' 7" x 7' 6") Kitchen Area - light grey modern units with oak effect worktops, built in double oven / microwave, Neff ceramic hob with airforce rising extractor, instant hot water tap, built in dishwasher, fridge and freezer, central island with single sink and mixer tap, breakfast bar at the end, large space for dining suite, 4 velux windows, tiled floor, Bi-fold doors to garden ,door to utility room, underfloor heating.

### Utility Room

1.14m x 1.68m (3' 9" x 5' 6") white high gloss units with butchers block style worktops, black resin sink, chrome mixer tap, plumber for washer.

## FIRST FLOOR

### Bedroom 1

3.16m x 3.88m (10' 4" x 12' 9") into picture bay window to front, white modern build in wardrobes and drawers, double radiator.

### Bedroom 2

3.08m x 3.64m (10' 1" x 11' 11") views to rear, built in wardrobes, single radiator.

### Bedroom 3

2.07m x 1.8m (6' 9" x 5' 11") views to front, oak effect laminate flooring, single radiator.

### Shower Room

2.10m x 2.54m (6' 11" x 8' 4") views to rear, white modern suite comprising; fully tiled walk in shower area with flexi hose and rain shower, floating vanity his and hers double sink unit with storage below, close coupled w.c, fully tiled walls, tiled floor, spotlights, single radiator.

### Exterior

Front garden area - hardstanding off road parking with steps up to slate chippings, covered flowerbeds and York stone path.

Rear garden area - York stone style paved patio, Astro turf grass lawn, steps up to raised decked seating/2nd patio area. Single shed, 2nd steps up to 2nd seating/patio area, wooden decked side storage area, gate to front.

