



**HENSTOCK**  
PROPERTY SERVICES

**SOLD**  
**STC**



Approx Gross Internal Area  
138 sq m / 1483 sq ft



Ground Floor  
Approx 74 sq m / 792 sq ft

First Floor  
Approx 64 sq m / 691 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>		77
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 10 Dingle Road, Woodside, Alkrington, Middleton, Manchester, Lancashire M24 1NH

- 4 BEDROOMED DETACHED FAMILY HOME
- INTEGRAL GARAGE
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- MASTER EN-SUITE SHOWER ROOM
- CONSERVATORY

**£495,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market well presented 4 bedroomed detached family home set in this very desirable residential area. The living accommodation briefly comprises; entrance hallway, front lounge, rear reception room leading into conservatory, extended fitted kitchen with door to integral garage, 4 bedrooms (master en-suite shower) and a family bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows, parking to front and a large garden to rear with split level decked area and lawn. 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 open spindled staircase, oak effect Amtico flooring, double radiator.

### Front Reception

3.39m x 2.97m (11' 1" x 9' 9") into picture bay window to front, double radiator.

### Rear Reception

3.3m x 3.99m (10' 10" x 13' 1") views to rear, open to conservatory, central feature fireplace with white Adam surround, marble back panel and hearth, brass period style inset coal effect gas fire, single radiator.

### Conservatory

2.84m x 3.11m (9' 4" x 10' 2") views to rear, double patio doors to garden, oak effect laminate flooring, 1 double radiator and 1 single radiator.

### Extended Kitchen

Cream shaker style units with black high gloss marble style worktops, 1 1/2 bowl stainless steel sink with chrome mixer tap, part tiled walls, built in high level fridge, oak effect Amtico flooring, space for dining table, doors to integral garage and patio door to rear garden, single radiator.

### Integral Garage

2.95m x 4.94m (9' 8" x 16' 2") views to side, plumbed for washer and dryer, up and over door to front, power and lighting.

## FIRST FLOOR

### Bedroom 1

3.07m x 3.56m (10' 1" x 11' 8") views to rear, fully fitted high level cream high gloss wardrobes and bedside cabinets, concealed lighting, single radiator.

### En-Suite

2.23m x 1.74m (7' 4" x 5' 9") shower room, corner glass and chrome curved shower cubicle with wall mounted rain shower head, combined close coupled and vanity sink, modern units with storage and shelving, fully tiled walls, tiled floor, spotlights, extractor, chrome heated towel rail.

### Bedroom 2

3.29m x 3.49m (10' 10" x 11' 5") into picture bay window to front, single radiator.

### Bedroom 3

2.87m x 4.37m (9' 5" x 14' 4") over extension, views to front, built in modern oak woodgrain style wardrobes, storage and drawer pack, single radiator.

### Bedroom 4

2.57m x 1.9m (8' 5" x 6' 3") views to front, built in shelving, single radiator.

### Bathroom

2.84m x 2.31m (9' 4" x 7' 7") modern period style white suite comprising; corner bath with Victorian style flexi hose shower, mixer tap, close coupled w.c, sink, single glass shower unit with wall mounted mixer shower, built in storage, half tiled walls, tiled effect laminate flooring, chrome heated towel rail.

### Landing Area storeroom

1.94m x 1m (6' 4" x 3' 3")

### Exterior

Front - tarmaced for off road parking with feature curved flowerbed.

Rear garden - decked wooden patio, steps down to lawn leading to steps down to rockery area, then down to large lawned area.

