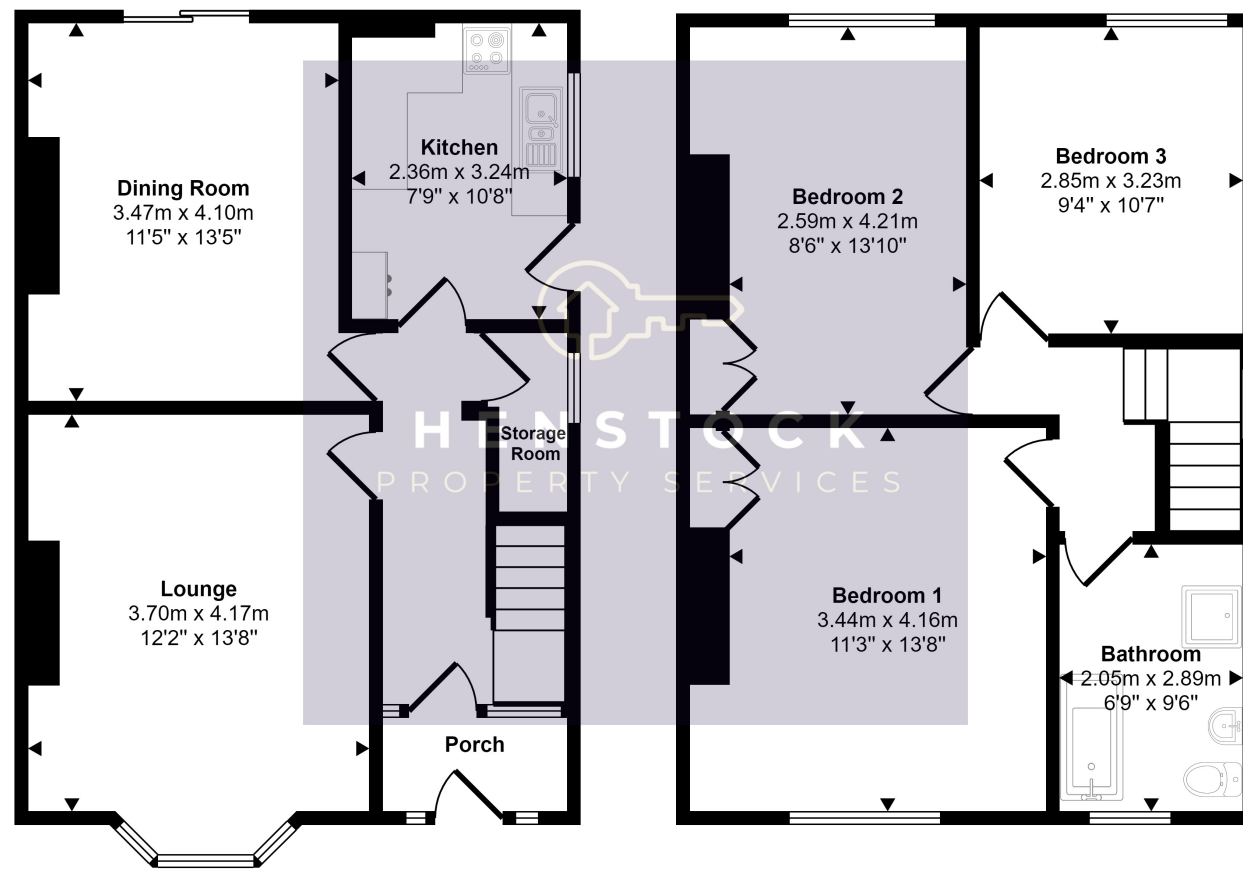


Approx Gross Internal Area
102 sq m / 1099 sq ft



Ground Floor
Approx 51 sq m / 550 sq ft

First Floor
Approx 51 sq m / 549 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.



HENSTOCK
PROPERTY SERVICES



18 Kenyon Lane, Middleton, Manchester, Lancashire M24 2DQ

- LARGE 3 BEDROOMED SEMI DETACHED
- NO CHAIN
- PLOT OF LAND TO SIDE - CURRENTLY USED AS GARDEN
- GAS CENTRAL HEATING
- OFF ROAD PARKING TO REAR

£260,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this larger than average 3 bedroomed semi detached family home set in this very popular residential area. The living accommodation briefly comprises; entrance porch into hallway, front lounge, rear lounge, fitted kitchen, 3 bedrooms and bathroom. The property also has the benefit of gas central heating, double glazing to most windows and a rear garden with side plot of land running the length of the property. Ideally situated in this popular residential area 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, under stair storage, single radiator.

Front Lounge

3.7m x 4.17m (12' 2" x 13' 8") into large arched bay window to front, feature fireplace, double radiator.

Rear Lounge

3.47m x 4.1m (11' 5" x 13' 5") views to rear, sliding patio doors, central feature fireplace.

Kitchen

2.36m x 3.24m (7' 9" x 10' 8") views to side garden, modern white units with marble style worktops, stainless steel sink with chrome mixer tap, freestanding gas cooker, part tiled walls, door to garden.

FIRST FLOOR

Bedroom 1

3.44m x 4.16m (11' 3" x 13' 8") views to front, built in storage, single radiator.

Bedroom 2

2.59m x 4.21m (8' 6" x 13' 10") views to rear, built in storage, single radiator.

Bedroom 3

2.85m x 3.23m (9' 4" x 10' 7") views to rear, single radiator.

Bathroom

2.05m x 2.89m (6' 9" x 9' 6") double base shower cubicle, glass panel, wall mounted electric shower, close coupled w.c, sink, fully tiled walls, single radiator.

Please note - bath has been recently moved to accommodate the shower, but is still in the bathroom and not plumbed in, so would need to be plumbed in to be used.

Exterior

Elevated front garden area with central steps, planted with established shrubs and bushes. Rear garden - central lawn, paved patio, planted borders, brick built storage shed, side gate to adjoining plot of land/garden with large double gate to rear for off road parking.

