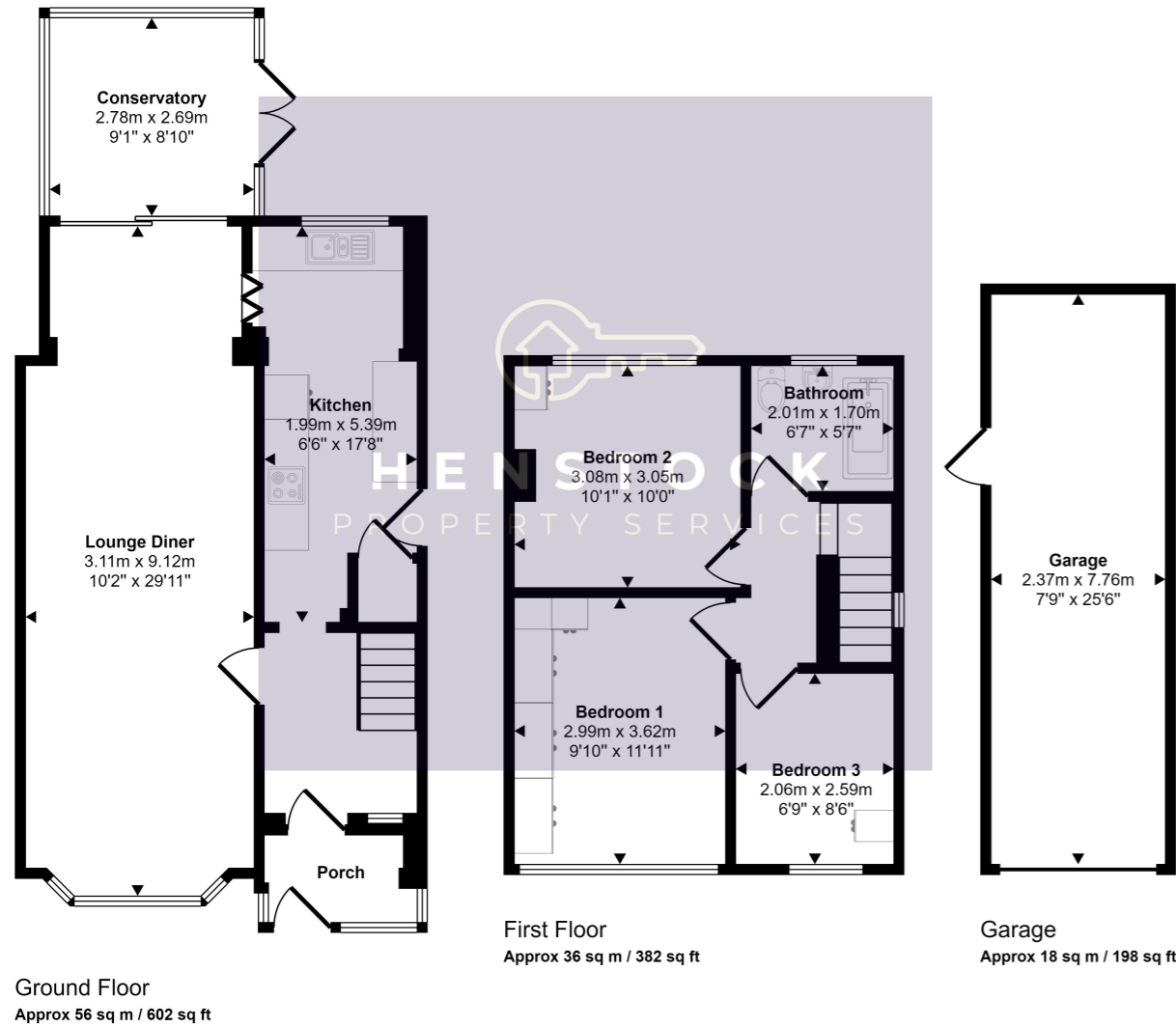
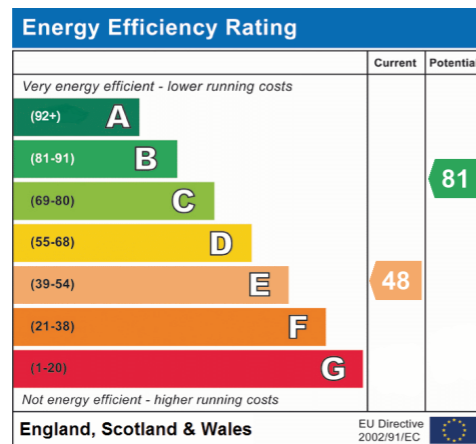


Approx Gross Internal Area
110 sq m / 1182 sq ft



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



40 Parkfield Drive, Middleton, Manchester, Lancashire M24 4ED

- 3 BEDROOMED SEMI-DETACHED
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- DETACHED GARAGE
- CONSERVATORY
- REAR GARDEN
- NO CHAIN

£255,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well presented 3 bedroomed semi detached family home with single storey extended lounge, kitchen and conservatory. The living accommodation briefly comprises; entrance porch into hallway, large lounge, rear conservatory, fitted kitchen, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows throughout, off road parking leading to single detached garage and a pleasant garden to rear. 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

Porch into hallway, tiled floor, spotlights. Hallway with tiled floor, double radiator.

Through Lounge (extended)

10' 5" x 30' 4" (3.18m x 9.25m) picture bay window to front, sliding patio doors into conservatory to rear, central feature fireplace, 2 double radiators.

Conservatory

9' 11" x 9' 1" (3.02m x 2.77m) views to rear, sliding patio doors into through lounge, double patio doors to rear garden, oak effect laminate flooring, fan light, wall mounted electric heater.

Kitchen

17' 6" x 7' 3" (5.33m x 2.20m) views to rear, modern cream units with butchers block oak style worktops, built in high level double oven / grill / 4 ring gas hob, extractor, 1 1/2 bowl stainless steel sink with chrome mixer tap, spotlights, part tiled walls, tiled floor, under stair storage, doors to rear of lounge, ahll and side path.

Garage

7.87m x 2.52m (25' 10" x 8' 3") Double length single detached garage with up and over door to front, single side door.

First Floor

Bedroom 1

11' 11" x 8' 2" (3.64m x 2.48m) views to front, fully fitted wardrobes and bedroom furniture, over bed storage cupboards and bedside tables, single radiator.

Bedroom 2

10' 6" x 9' 11" (3.19m x 3.03m) views to rear, single radiator.

Bedroom 3

8' 8" x 7' 8" (2.64m x 2.33m) views to front, built in storage cupboards, drawers and 3 1/4 cabin bed with storage below, single radiator.

Bathroom

7' 1" x 5' 9" (2.17m x 1.74m) modern white suite comprising; bath with wall mounted over bath electric shower, curtain and rail, sink, hand wash basin, close coupled w.c, fully tiled walls, tile effect flooring, spotlights, double radiator.

Exterior

Front garden area - astroturf lawn with block paved off road parking with block paved driveway leading to garage at the rear with carport
Rear garden - Astroturf lawn with planted borders, block paved path, 2 flagged areas.

