



HENSTOCK
PROPERTY SERVICES

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FOR SALE

£320,000

53 Heaton Park Road, Manchester. M9 0GH



Henstock Property Services are pleased to market this 4/5 bedrooomed traditional semi-detached family home which has been substantially extended.

The living accommodation, formerly a 5 bedrooomed property, briefly comprises; entrance hallway, ground floor w.c, front lounge, extended rear lounge, double extended modern fitted kitchen and dining area, utility room, 4 bedrooms (master bedroom has walk-in wardrobe) and a modern family bathroom.

GROUND FLOOR

Entrance

Archway into hallway.

Hallway with open spindled staircase, double radiator and access to ground floor w.c / cloak room.

Ground Floor W.C / Cloak Room

Front Lounge

3.87m x 4.07m (12' 8" x 13' 4") into picture bay window to front, grey oak effect laminate flooring, double radiator.

Extended Rear Lounge

3.49m x 5.52m (11' 5" x 18' 1") patio doors to rear, grey oak effect laminate flooring, spotlights, double radiator.

Double Extended Kitchen / Dining Area

5.76m x 5.13m (18' 11" x 16' 10") into recessed doorway, modern dark oak style units with white/grey woodgrain effect worktops, range style cooker, extractor, central island with built in wine cooler, integral fridge / freezer and dishwasher, grey oak effect laminate flooring, velux roof window, generous dining area with door to rear garden, double radiator.

Integral Garage

Currently divided down the middle with the front section being used as a store and the rear section creating utility room for the kitchen. Could easily be returned back to a garage.

FIRST FLOOR

Bedroom 1

3.46m x 4.42m (11' 4" x 14' 6") into bay window to front, archway into what was formerly bedroom 5, now used as a walk in wardrobe, but with minimum work could be converted back to a 5th bedroom, or as an en-suite, double radiator.

Bedroom 2

3.54m x 5.1m (11' 7" x 16' 9") extended bedroom, views to rear, double radiator.

Bedroom 3

2.88m x 2.74m (9' 5" x 9' 0") views to rear, built in storage, double radiator.

Bedroom 4

4.22m x 3.15m (13' 10" x 10' 4") into recessed doorway, views to front, built in storage.

Bathroom

2.22m x 2.59m (7' 3" x 8' 6") views to rear, modern white suite, recessed bath creating a consealed shower area with wall mounted rain shower, vanity sink with drawers below, close coupled w.c, spotlights, chrome heated towel rail.





