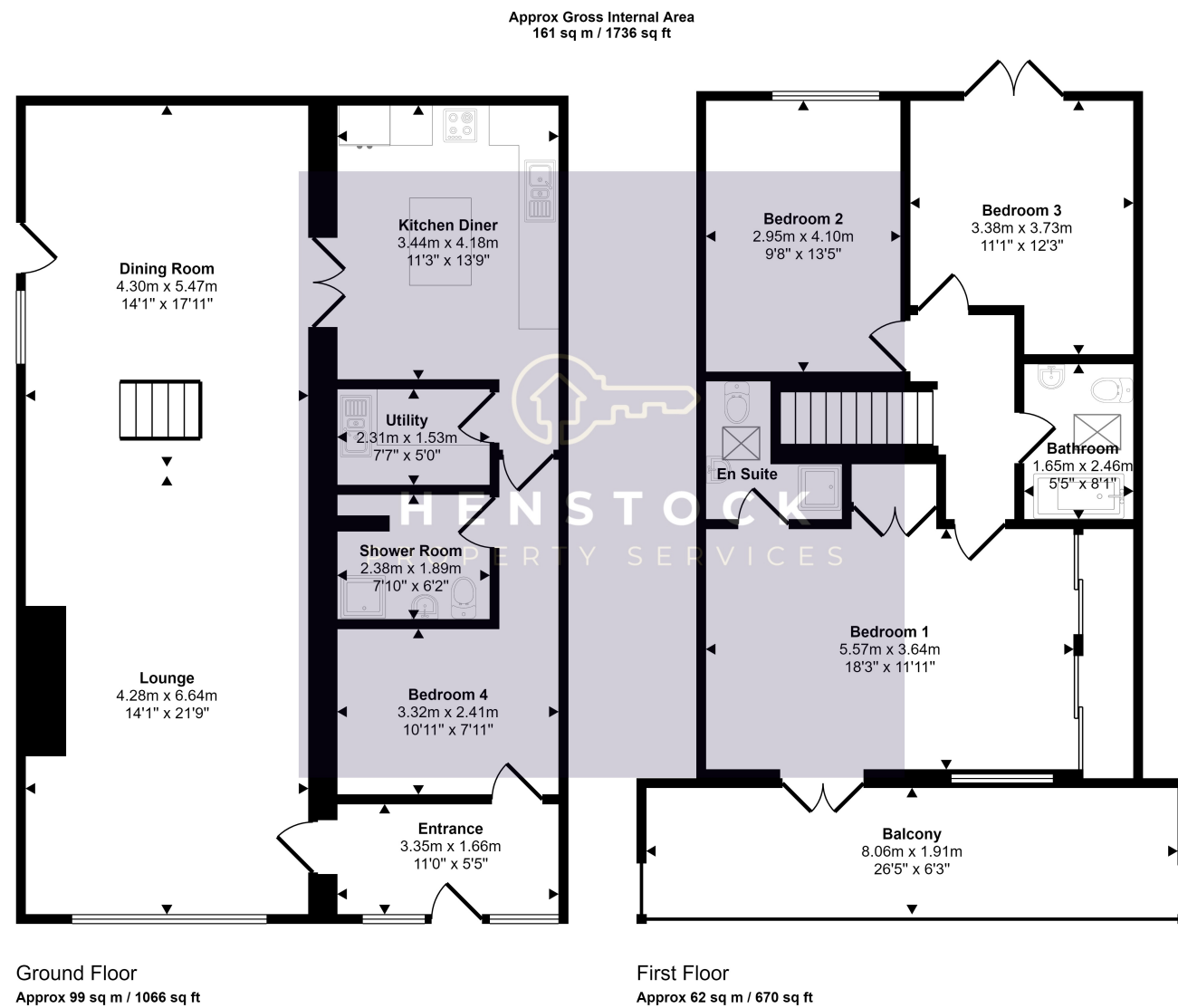
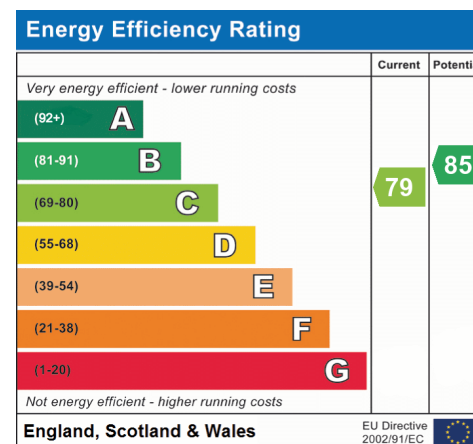




HENSTOCK
PROPERTY SERVICES



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.



41 Mount Pleasant, Middleton, Manchester, Lancashire M24 4PG

- ACCESS THROUGH PRIVATE GATED DRIVEWAY
- OWNERS WILL PAY STAMP DUTY
- IMMACULATE HIGH QUALITY INTERIOR
- ALL FIXTURES/FITTINGS/APPLIANCES INCLUDED
- FULLY FURNISHED
- LARGE DRIVEWAY
- 4 BEDROOMS
- 3 BATHROOMS
- GROUND FLOOR BEDROOM AND SHOWER ROOM
- SECLUDED POSITION
- EXCELLENT TRANSPORT LINKS TO MANCHESTER CITY CENTRE AND MOTORWAYS

£495,000



PROPERTY DESCRIPTION

OWNER WILL PAY STAMP DUTY - Henstock Property Services are delighted to market this recently completed newly built 4 bedroomed detached property which is presented to a very high standard throughout. This sale is to include all of the fixtures and fittings and appliances throughout the house. Tucked away in a secluded position, the property is in immaculate condition, giving any prospective purchaser a property that is ready to move straight into. The living accommodation, split across two levels, briefly comprises; large entrance hallway, large open lounge with steps upto dining room, large modern fitted kitchen, utility room, ground floor shower/wc room, ground floor bedroom. Glass panelled feature stairs up to second floor comprising of; master en-suite main bedroom plus 2 good size bedrooms with main bathroom.

The property also has the benefit of a large driveway and completely renovated and fully private Mediterranean split level garden to rear. In order to appreciate this unique one of a kind modern home viewing is essential, as only by viewing the property will you and your family truly appreciate the quality on offer.

Ground Floor

Entrance

Large entrance hallway with tiled floor.

Lounge / Open to Dining Area

Featuring central glass panelled stair case to upper floor.

Lounge

24' x 13' 5" (7.31m x 4.09m) Views to front, tiled floor with under floor heating, spotlights, feature built in glass remote controlled fire, 2 double radiators.

Dining Area

17' 1" x 14' (5.21m x 4.27m) Views to side elevations, spotlights and natural mood light panels, fully tiled floor, double oak doors to kitchen and single door to side path. Double radiator.

Kitchen

14' x 11' 5" (4.27m x 3.47m) Double oak doors to dining room, single oak door to utility room and access to ground floor ensuite bedroom, Modern high gloss grey units with white marble worktops, double oven/grill range style, 5 ring cooker, chrome extractor, integral dishwasher and microwave. One and a half bowl inset stainless steel sink with chrome mixer tap, central matching island workstation / breakfast bar, partly tiled walls, tiled floor, spot and mood panel lighting, concealed remote controlled coloured light features. Single radiator.

Utility Room

7' 11" x 5' 9" (2.41m x 1.76m) Grey high gloss units with white marble worktops, stainless steel sink with chrome mixer tap, plumbed for washer and dryer, partly tiled walls, tiled floor, spotlights.

Ground Floor Bedroom

11' 4" x 8' 2" (3.46m x 2.50m) doors to front hallway, passage to ground floor w.c shower room.

Ground Floor Shower Room

Exterior

Private access through shared gated driveway for off road parking. Side access to modern and recently renovated split level rear garden. Electric shutters to rear windows and doors.

Upper Floor

Bedroom 1 - Master

20' 10" x 12' 4" (6.35m x 3.77m) Double patio doors to balcony and veranda overlooking the front, built in glass panelled sliding door wardrobes, recessed storage space, spotlighting, single radiator.

En Suite Shower Room

White suite comprising; close coupled w.c, floating wash basin, recessed shower cubicle with wall mounted flexi hose and drop head shower, glass and chrome door.

Bedroom 2

13' 9" x 9' 11" (4.20m x 3.02m) Views to rear, spotlights, single radiator.

Bedroom 3

13' x 11' (3.95m x 3.35m) double patio doors to rear, spotlights. Single radiator.

Main Bathroom

8' 1" x 5' 5" (2.47m x 1.64m) Modern white suite comprising; bath with over bath wall mounted mixer shower, glass screen, ccwc, pedestal sink, fully tiled walls, tiled floor, extractor, spotlights, velux style roof window. Chrome heated towel rail.

