



**HENSTOCK**  
PROPERTY SERVICES



## 123 Durnford Street, Middleton, Manchester, Lancashire M24 5TS

- 3 BEDROOMED SEMI DETACHED WITH A LOFT ROOM
- LOFT ROOM WITH STAIR ACCESS, POWER AND LIGHTING
- GROUND FLOOR W.C
- MASTER EN SUITE SHOWER ROOM
- REAR GARDEN
- EPC RATING C
- COUNCIL TAX BAND B
- NO CHAIN

**£224,950**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(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





## PROPERTY DESCRIPTION

Henstock Property Services are please to market this well presented 3 bedroomed semi detached family home. The living accommodation briefly comprises; entrance hallway, front lounge open to dining room, modern fitted kitchen, ground floor w.c, 3 bedrooms (master en-suite shower) and a bathroom. There is also a loft room with stair access off the landing which is boarded out and has power and lighting. The property also has the benefit of gas central heating, uPVC double glazed windows and a reasonable sized rear garden. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and access to M60/M62 motorway links.

## GROUND FLOOR

### Entrance

Hallway with high gloss oak effect laminate flooring and single radiator.

### Front Lounge

3.52m x 3.31m (11' 7" x 10' 10") high gloss oak effect laminate flooring, double radiator.

### Dining Room

3.88m x 3.5m (12' 9" x 11' 6") views to rear, open to lounge, high gloss oak effect laminate flooring, double radiator.

### Kitchen

5.44m x 2.28m (17' 10" x 7' 6") views to rear, white high gloss units with grey high gloss carcass, grey marble effect worktops, built in single oven, 4 ring gas hob, extractor, 1 1/2 bowl ceramic sink with chrome mixer tap, plumber for washer, part tiled walls, tiled floor, spotlights, single radiator.

### Ground Floor Under Stair W.C

2.41m x .77m (7' 11" x 2' 6")

## FIRST FLOOR

### Bedroom 1

4.54m x 3.5m (14' 11" x 11' 6") views to front, single radiator.

### En-Suite Shower Room

1.58m x 1.46m (5' 2" x 4' 9") corner glass and chrome shower cubicle with wall mounted rain and flexi hose mixer showers, vanity sink, close coupled w.c, fully tiled walls, tiled floor, extractor, single radiator.

### Bedroom 2

2.9m x 2.14m (9' 6" x 7' 0") views to rear, single radiator.

### Bedroom 3

2.84m x 2.31m (9' 4" x 7' 7") views to rear, single radiator.

### Bathroom

2.84m x 1.53m (9' 4" x 5' 0") white modern suite comprising; bath with over bath wall mounted flexi hose mixer tap shower, vanity sink, close coupled w.c, fully tiled walls, tiled floor, extractor, spotlights, chrome heated towel rail.

## LOFT SPACE

### Loft Space

4.25m x 4.81m (13' 11" x 15' 9") into eaves, boarded out with power and lighting, 2 velux style roof windows.

