

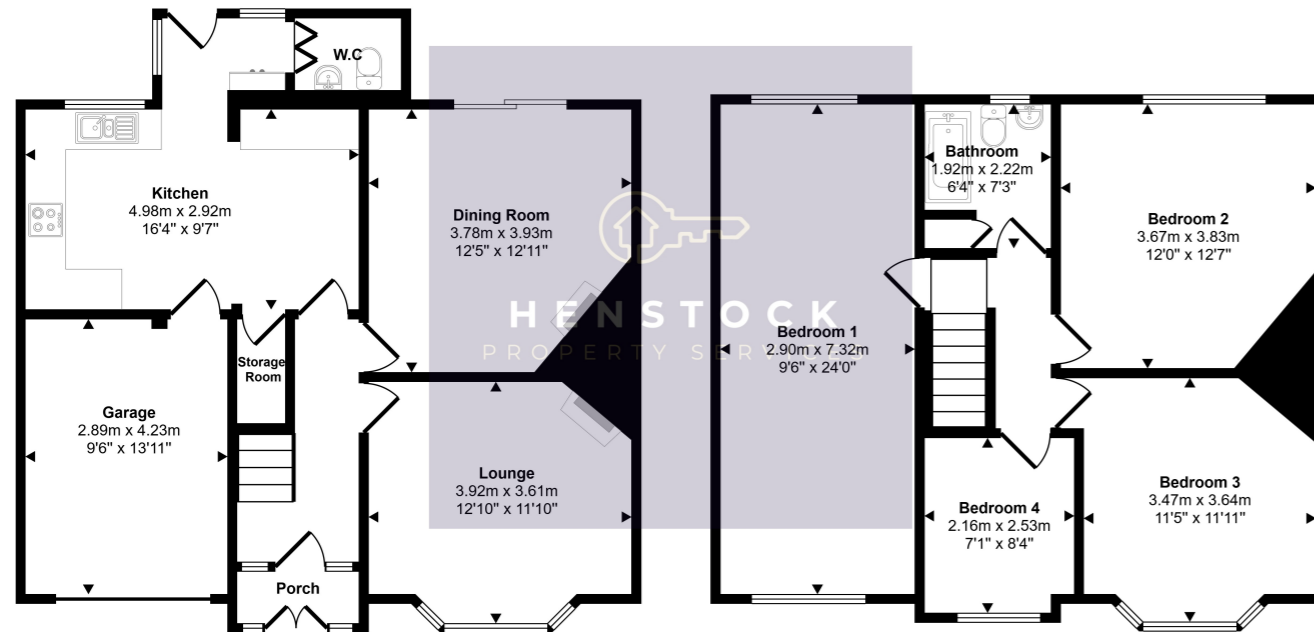


# HENSTOCK

PROPERTY SERVICES



Approx Gross Internal Area  
138 sq m / 1482 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 10 Glen Avenue, Moston, Manchester, Lancashire M9 4EE

- 4 BEDROOMED EXTENDED SEMI-DETACHED
- NO CHAIN
- FREEHOLD
- EPC RATING D
- COUNCIL TAX BAND C
- GROUND FLOOR W.C
- INTEGRAL GARAGE

**Offers in Region of £200,000**



## PROPERTY DESCRIPTION

Henstock Property Services are please to market this 4 bedroomed double extended semi detached family home in need of some upgrading. The living accommodation briefly comprises; entrance porch into hallway, front lounge, rear lounge, fitted kitchen/diner, ground floor w.c, 4 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows, off road parking to front leading to integral garage and a 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

Porch into hallway.  
Hallway with open railed oak panelled staircase,  
Parque flooring, double radiator.

### Front Lounge

3.92m x 3.61m (12' 10" x 11' 10") into picture bay window to front with views of Boggart Hole Clough Park, feature period style fireplace, oak moulded surround, Victorian style cast iron insert with tiled panels, 2 single radiators.

### Rear Lounge/Dining Area

3.78m x 3.93m (12' 5" x 12' 11") sliding patio doors to rear garden, Victorian cast iron fireplace, 1 double radiator.

### Kitchen

4.98m x 2.92m (16' 4" x 9' 7") views to rear, real oak units with marble style worktops, 1 1/2 bowl stainless steel sink, built in single oven, 4 ring gas hob, part tiled walls, doors to under stair storage, garage and ground floor w.c, double radiator.

### Ground Floor W.C

### Integral Garage

2.89m x 4.23m (9' 6" x 13' 11") up and over door to front, power and lighting.

## FIRST FLOOR

### Bedroom 1

2.9m x 7.32m (9' 6" x 24' 0") over extension, dual aspect views to rear and front, 2 single radiators.

### Bedroom 2

3.67m x 3.83m (12' 0" x 12' 7") views to rear, single radiator.

### Bedroom 3

3.47m x 3.64m (11' 5" x 11' 11") bay window to front, single radiator.

### Bedroom 4

2.16m x 2.53m (7' 1" x 8' 4") views to front.

### Bathroom

1.92m x 2.22m (6' 4" x 7' 3") views to rear, coloured suite comprising; bath with over bath wall mounted electric shower, close coupled w.c, sink, part tiled walls, built in storage, single radiator.

### Exterior

Gated off road parking to front leading to garage.  
Paved rear garden.

