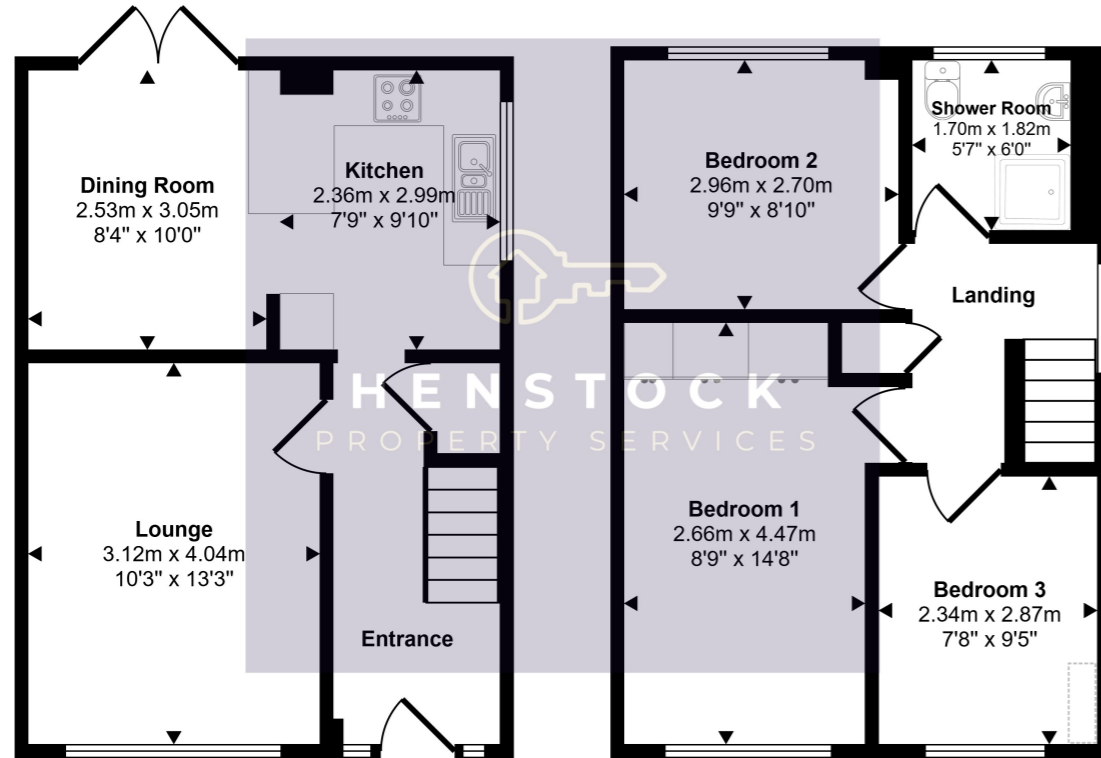


Approx Gross Internal Area  
74 sq m / 796 sq ft



Ground Floor  
Approx 37 sq m / 393 sq ft

First Floor  
Approx 38 sq m / 404 sq ft

Denotes head height below 1.5m

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+)	<b>A</b>		<b>89</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</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	



**HENSTOCK**  
PROPERTY SERVICES



**11 Easton Close, Middleton MANCHESTER, M24 2SU**

- 3 BEDROOMED SEMI-DETACHED FAMILY HOME
- LARGE CORNER PLOT
- PRIVATE REAR & SIDE GARDENS
- OFF ROAD PARKING
- DETACHED GARAGE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

**Offers Over £250,000**



## Ground Floor

### Entrance

Spacious Hallway

### Front Lounge

14' 8" x 10' 3" (4.46m x 3.12m) Double radiator

### Kitchen / Diner

17' 5" x 10' 10" (5.32m x 3.30m) Radiator

### Detached Garage

With up and over door.

### Garden

Front: Good amount of hard standing off road parking leading to single detached garage. Lawned area to side

Side: Large and private rear garden featuring lawned and decking areas.

Rear: Elevated rear garden with good size ground level patio, and additional elevated areas.

## Upper Floor

### Bedroom 1

14' 5" x 8' 10" (4.39m x 2.70m) Views to front, fitted wardrobes, double radiator.

### Bedroom 2

10' x 8' 10" (3.06m x 2.70m) Views to rear, double radiator.

### Bedroom 3

9' 8" x 7' 8" (2.94m x 2.33m) Views to front, double radiator.

### Bathroom

6' 4" x 6' 1" (1.92m x 1.86m) Chrome heated towel rail

## PROPERTY DESCRIPTION

Henstock Property Services is delighted to present this charming three-bedroom semi-detached family home, ideally positioned in a sought-after residential area. This well-appointed residence offers a thoughtfully designed living space, comprising an inviting entrance hall, a spacious front lounge, and a modern kitchen seamlessly opening into the dining area. The property further benefits from three well-proportioned bedrooms and a stylish family bathroom. Occupying a desirable corner plot, this home boasts a generous front and side garden, along with ample off-road parking leading to a detached garage. Additional features include gas central heating, double-glazed windows throughout, and a beautifully maintained rear garden. Conveniently located within 6.5 miles of Manchester City Centre, the property enjoys easy access to a range of amenities, including excellent schools, supermarkets, leisure and fitness facilities, and well-connected public transport links. It is also within close proximity to the M60 and M62 motorway networks, ensuring seamless connectivity. A wonderful opportunity to acquire a delightful family home in a prime location.

