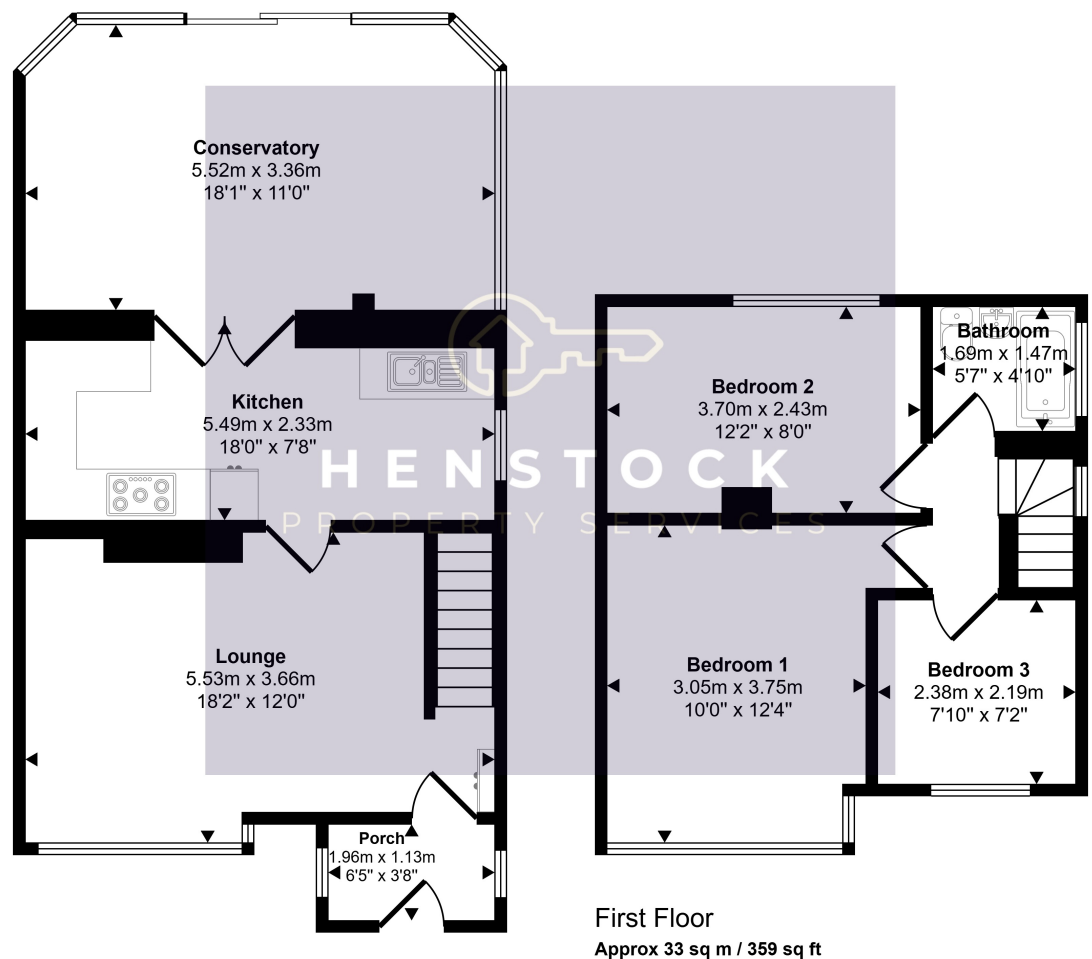
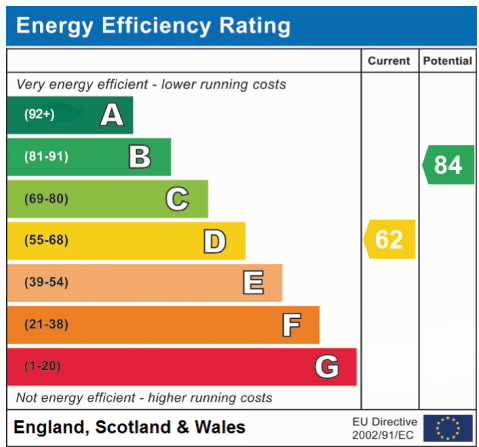


Approx Gross Internal Area  
88 sq m / 945 sq ft



**Ground Floor**  
Approx 55 sq m / 587 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.



**HENSTOCK**  
PROPERTY SERVICES



## 15 Ruthin Avenue, Alkrington, Middleton, Manchester, Lancashire M24 1FQ

- 3 BEDROOMED SEMI DETACHED
- LARGE REAR CONSERVATORY
- COUNCIL TAX BAND C
- EPC RATING D
- LEASEHOLD - £4 PER ANNUM
- PLEASANT REAR GARDEN

**£280,000**





## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed traditional semi-detached home set in the the heart of Alkrington Garden Village. The living accommodation briefly comprises; entrance porch into front lounge, modern fitted kitchen, large rear conservatory, 3 bedrooms and modern bathroom. The property also has the benefit of gas central heating, double glazed windows, off road parking to front and a pleasant rear garden. Ideally situated in this extremely popular spot within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

## GROUND FLOOR

### Entrance

Porch leading into front lounge with tiled floor.

### Front Lounge

5.53m x 3.66m (18' 2" x 12' 0") bay window to front, central feature log effect onset gas fire, spotlights, 1 single and 1 double radiator.

### Kitchen

5.49m x 2.33m (18' 0" x 7' 8") views to rear and side, maple woodgrain effect units with black marble effect worktops, built in high level double oven/grill, 4 ring gas hob, extractor, stainless steel sink with chrome mixer tap, plumbed for washer, part tiled walls, double radiator.

### Conservatory

5.52m x 3.36m (18' 1" x 11' 0") Views to rear, extra large double patio doors to rear garden, 2 single radiators.

## FIRST FLOOR

### Bedroom 1

3.05m x 3.75m (10' 0" x 12' 4") bay window to front, single radiator.

### Bedroom 2

3.7m x 2.43m (12' 2" x 8' 0") L shaped into recess, views to rear, double radiator.

### Bedroom 3

2.38m x 2.19m (7' 10" x 7' 2") views to front, double radiator.

## Bathroom

1.64m x 1.47m (5' 5" x 4' 10") White modern suite comprising; bath with over bath wall mounted mixer shower, glass screen, vanity sink, close coupled w.c, fully tiled walls , tiled floor, chrome heated towel rail.

## Exterior

Front garden area - slate chippings. block paved off road gated parking.

Rear garden - paved paths with central lawn, paved side storage area with single shed.

