



HENSTOCK
PROPERTY SERVICES



6 Parkside, Woodside, Alkrington, Middleton, Manchester, Lancashire M24 1NL

- 4 BEDROOMED DOUBLE EXTENDED SEMI-DETACHED
- FREEHOLD
- DRESSING ROOM
- LOVELY REAR GARDEN
- EXTREMELY WELL PRESENTED
- COUNCIL TAX BAND D
- INTEGRAL GARAGE

£400,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this double extended 4 bedroomed (plus dressing room) semi detached family home presented to a high standard throughout. The living accommodation briefly comprises; entrance hallway, front lounge into rear lounge, dining area, modern fitted kitchen, 4 bedrooms (master en-suite shower), dressing room and a family bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows throughout, integral garage with off road parking to front and a beautiful lawned garden to rear. Ideally situated in this popular residential area 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

4.76m x 1.79m (15' 7" x 5' 10") entrance hallway with open spindled staircase, oak effect laminate flooring, under stair storage, spotlights, single radiator.

Front Lounge

4.04m x 3.89m (13' 3" x 12' 9") feature bay window to front, central fireplace with white stone style surround, marble back panel and hearth, inset coal effect gas fire, double French doors to rear lounge and dining area, single radiator.

Rear Lounge

3.65m x 3.58m (12' 0" x 11' 9") views to front and rear, central fireplace into chimney breast, tiled hearth, oak mantle, double doors to front lounge, open to dining area, single radiator.

Dining Area

3.53m x 2.21m (11' 7" x 7' 3") open to rear lounge and kitchen, views to rear, oak effect laminate flooring, double patio doors to rear garden, velux style roof windows, spotlights.

Kitchen

4.91m x 2.06m (16' 1" x 6' 9") views to rear garden, modern cream shaker units, white marble effect worktops, breakfast bar, 1 1/2 bowl sink with cooker hot and cold tap, high level Bosch gas hob, extractor, integral fridge and freezer, washer and dishwasher and wine cooler, velux style roof window, spotlights, oak effect laminate flooring, door to rear garden, exposed brick tiled walls, single radiator.

Integral Garage

2.8m x 7.67m (9' 2" x 25' 2") larger than average garage, up and over door to front, single door to rear, power and lighting, wooden shelving.

FIRST FLOOR

Bedroom 1

3.98m x 2.69m (13' 1" x 8' 10") over extension, door to en-suite, single radiator.

En-Suite

Shower / w.c room, modern white and grey style walk in corner shower, vanity sink, close coupled w.c, fully tiled walls, tiled floor, spotlights, extractor, chrome heated towel rail.

Dressing Room / Office (above extension)

2.71m x 1.58m (8' 11" x 5' 2") views to front, spotlights, single radiator.

Bedroom 2

3.51m x 3.27m (11' 6" x 10' 9") views to front, modern built in oak style wardrobes and drawer pack, spotlights, single radiator.

Bedroom 3

3.63m x 3.22m (11' 11" x 10' 7") views to rear, modern built in cream and oak style wardrobes and storage, spotlights, single radiator.

Bedroom 4

2.46m x 2.13m (8' 1" x 7' 0") oak effect laminate flooring, single radiator.

Bathroom

2.36m x 2.2m (7' 9" x 7' 3") white modern suite comprising; bath with over bath wall mounted electric shower, glass screen, vanity sink, close coupled w.c, half tiled walls, tiled floor, spotlights, chrome heated towel rail.

Exterior

Front garden area - raised lawn and flower bed, block paved off road parking.

Rear garden - paved patio with steps up to lawn and 2nd lawned seating area, mature planted flower beds, single shed.

