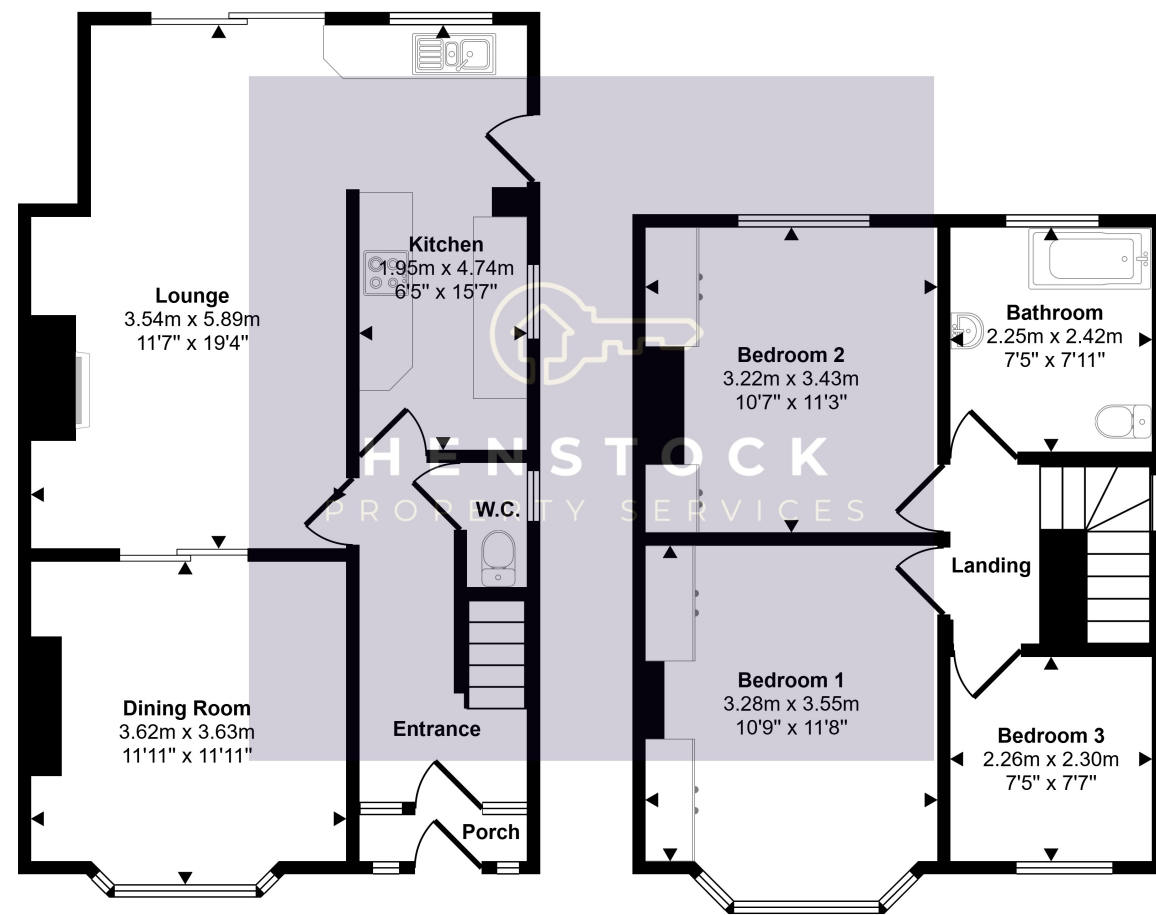


Approx Gross Internal Area  
93 sq m / 996 sq ft



Ground Floor  
Approx 52 sq m / 556 sq ft

First Floor  
Approx 41 sq m / 441 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



## 96 Springfield Road, Middleton, Manchester, Lancashire M24 5DD

- AMAZING VIEWS OVER MIDDLETON CRICKET CLUB
- 3 BEDROOM SEMI DETACHED
- OFF ROAD PARKING
- DETACHED GARAGE
- PLEASANT AND WELL MAINTAINED REAR GARDEN

**£220,000**





### Entrance

Porch

### Dining Room

3.62m x 3.63m (11' 11" x 11' 11")

### Lounge

3.54m x 5.89m (11' 7" x 19' 4") 3.54m x 5.89m (11' 7" x 19' 4")

### Kitchen

1.95m x 4.74m (6' 5" x 15' 7")

### Exterior

### Upper Floor

#### Bedroom 1

3.28m x 3.55m (10' 9" x 11' 8")

#### Bedroom 2

3.22m x 3.43m (10' 7" x 11' 3")

#### Bedroom 3

2.26m x 2.30m (7' 5" x 7' 7")

### Bathroom

2.25m x 2.40m (7' 5" x 7' 10")

## PROPERTY DESCRIPTION

Henstock Property Services are delighted to present this well-appointed three-bedroom semi-detached family home, ideally situated in a sought-after residential location. This property offers excellent potential for further development and comprises spacious living accommodation briefly including: an entrance porch leading to a welcoming hallway, a front lounge, and an open-plan lounge/kitchen area. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from off-road parking, a detached garage, and beautifully maintained rear gardens. One of the standout features of this home is the stunning private outlook over the picturesque grounds of Middleton Cricket Club. Early viewing is highly recommended to fully appreciate the potential and location of this fantastic family home.

