



**HENSTOCK**  
PROPERTY SERVICES

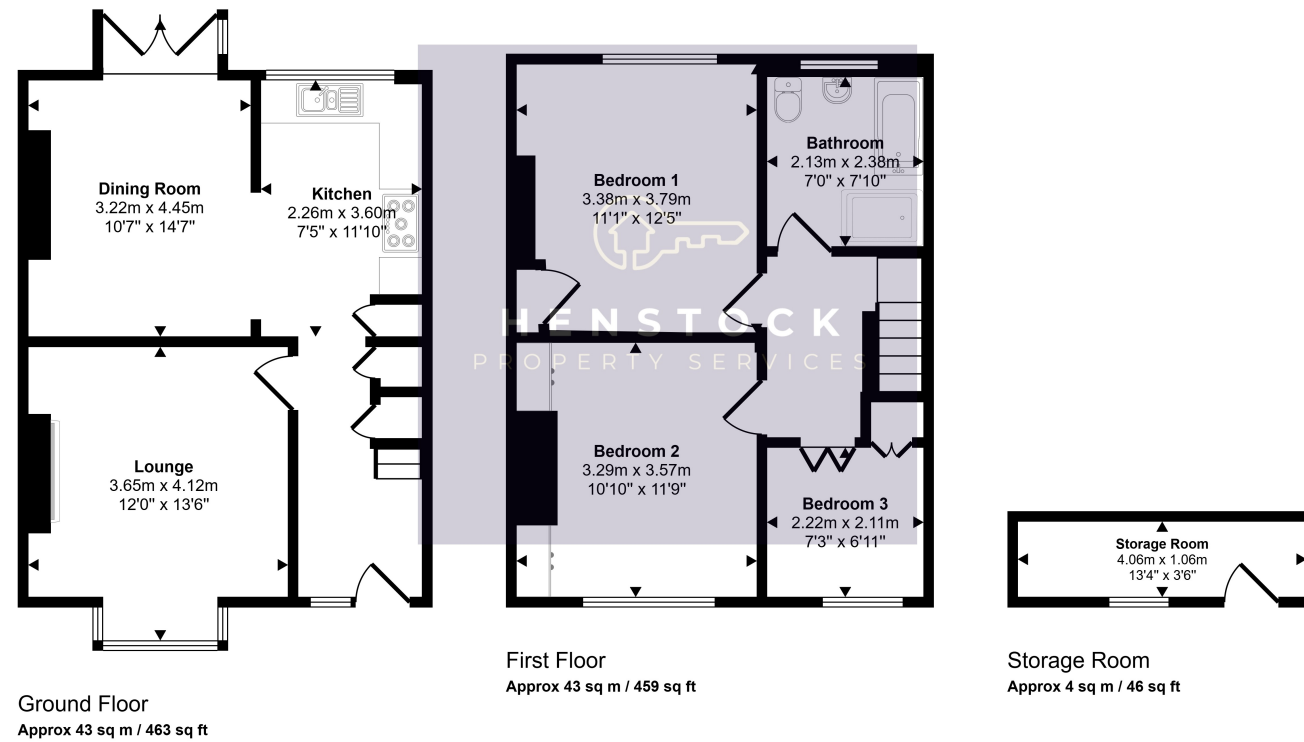


## 48 Kenyon Lane, Middleton, Manchester, Lancashire M24 2DQ

- 3 BEDROOM SEMI DETACHED
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- DETACHED REAR SUMMER HOUSE
- BRICK BUILT STORE TO REAR
- IMPRESSIVE DECKED BBQ SHELTER
- OFF ROAD PARKING

**£265,000**

Approx Gross Internal Area  
90 sq m / 969 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.





### Entrance

Hallway

### Lounge

3.65m x 4.12m (12'0" x 13'6")

### Kitchen

2.26m x 3.60m (7'5" x 11'10")

### Dining Room

3.22m x 4.45m (10'7" x 14'7")

### Exterior

Front: Garden to front.

Side: Off road parking to numerous cars.

Rear: An amazing space featuring numerous patio areas, a decked BBQ patio area and a large summer house with power and lighting currently housing a hot tub.

## PROPERTY DESCRIPTION

Henstock Property Services is proud to present this distinguished and impeccably maintained three-bedroom traditional semi-detached family residence, offering an exceptional blend of classic charm and contemporary comfort. Thoughtfully designed and finished to an exacting standard, this delightful home is arranged over two floors, providing spacious, versatile, and elegantly appointed living accommodation. Upon entering, you are welcomed by an inviting entrance hallway, setting the tone for the tasteful interiors that follow. The ground floor boasts a generously proportioned front lounge and a superb open-plan kitchen and dining area.. Ascending to the first floor, you will find three well-proportioned and thoughtfully designed bedrooms and a modern family bathroom that has been finished to an exceptional standard, featuring high-quality fittings and a contemporary aesthetic. This remarkable home further benefits from gas central heating, double-glazed windows, and off-road parking, ensuring both efficiency and convenience. Externally, the property enjoys a beautifully maintained outdoor space, including a detached summer house, a brick-built store, and a charming BBQ area, ideal for alfresco dining and entertaining. Superbly positioned within a highly sought-after and well-established residential area, the home offers effortless access to a wealth of local amenities, including highly regarded schools, a diverse selection of shops, supermarkets, and premier leisure and fitness facilities. Additionally, excellent public transport links and proximity to the M60/M62 motorway network provide seamless connectivity for commuters and those seeking easy access to surrounding areas. This exquisite property presents a rare opportunity to acquire a truly distinguished family home in a prime location. Early viewing is highly recommended to fully appreciate the space, quality, and lifestyle this exceptional residence has to offer.

### Upper Floor

#### Bedroom 1

3.38m x 3.79m (11'1" x 12'5")

#### Bedroom 2

3.29m x 3.57m (10'10" x 11'9")

#### Bedroom 3

2.22m x 2.11m (7'3" x 6'11")

#### Bathroom

2.13m x 2.38m (7'0" x 7'10")

