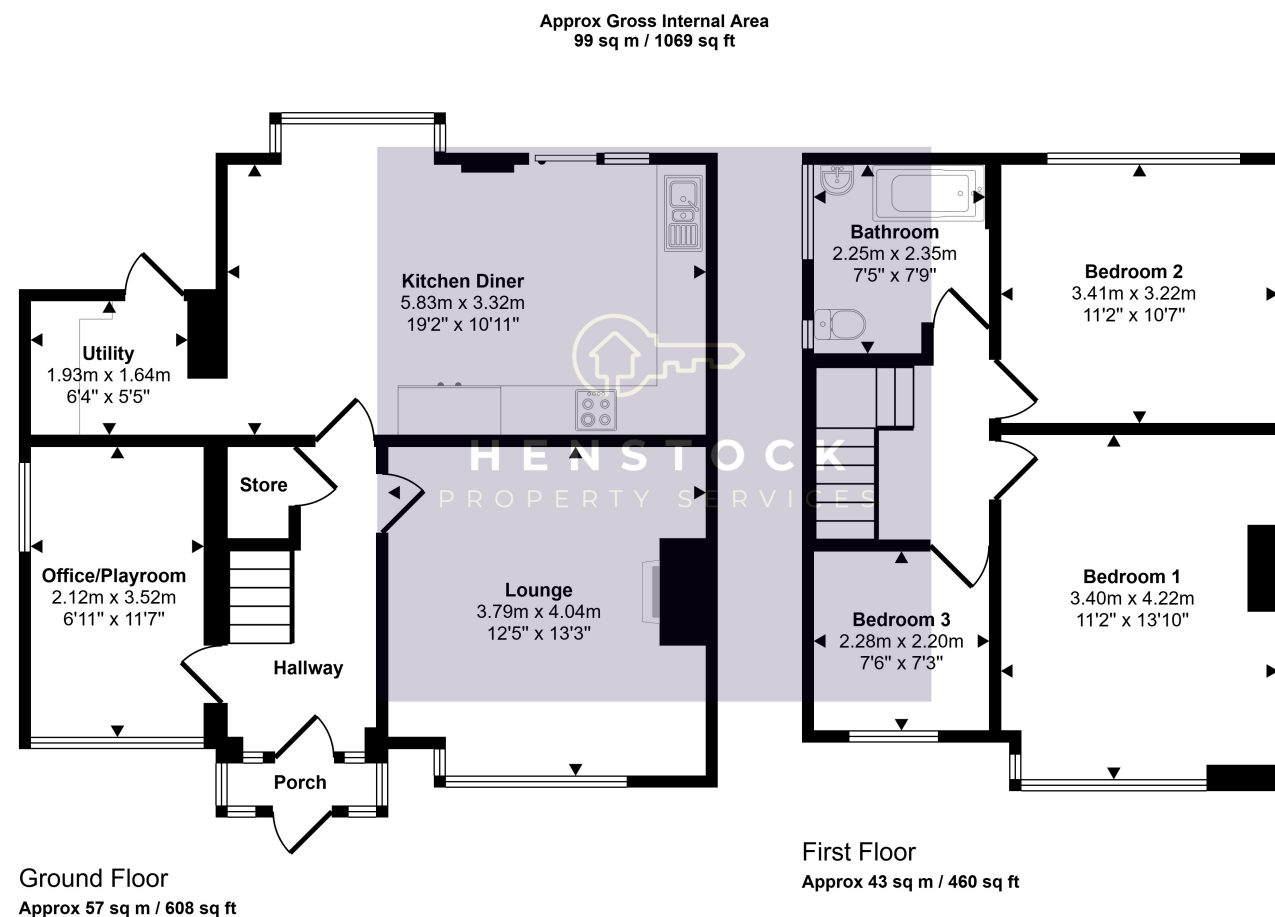


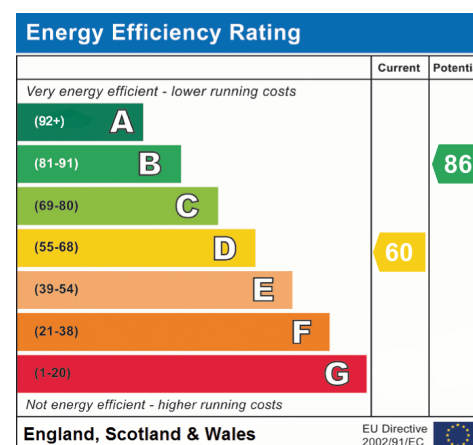


HENSTOCK

PROPERTY SERVICES



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.



142 Kirkway, Alkrington, Middleton, Manchester, Lancashire M24 1LN

- 3 BEDROOMED SEMI DETACHED
- RECENTLY REFURBISHED
- NO CHAIN
- COUNCIL TAX BAND C
- LEASEHOLD
- LOVELY REAR GARDEN
- OVERLOOKING GREEN SPACE
- LARGE DRIVEWAY TO FRONT

£350,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this recently refurbished 3 bedroomed semi detached family home set in this popular residential area. The living accommodation briefly comprises; entrance porch into hallway, front lounge, large open kitchen into dining space, office/playroom to front, rear utility room, 3 bedrooms and a modern family bathroom. The property also has the benefit of gas central heating, double glazed windows, large resin printed driveway to front and a pleasant well stocked garden to rear. 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 link

GROUND FLOOR

Entrance

Porch leading into hallway.
Hallway 3.86m x 2.03m (12' 8" x 6' 8") oak effect laminate flooring, under stair storage, double radiator.

Front Lounge

3.79m x 4.04m (12' 5" x 13' 3") views to front, central feature coal burning effect electric fireplace, built in alcove storage, double radiator.

Playroom/Office

2.12m x 3.52m (6' 11" x 11' 7") views to front, oak effect laminate flooring, picture window to side, single radiator.

Kitchen/Dining Space

5.83m x 3.32m (19' 2" x 10' 11") modern sage green units with white marble style worktops, 1 1/2 bowl white Asterite sink, gold mixer tap, built in high level single electric oven with matching built in high level microwave, 4 ring ceramic hob, extractor, integral fridge/freezer and dishwasher, oak effect laminate flooring, double patio doors to rear garden. Double radiator.
Dining Space - oak effect laminate flooring, bay window to rear, arch to utility room.

Utility Room

1.93m x 1.64m (6' 4" x 5' 5") views to rear, oak effect worktop, storage below, oak effect laminate flooring, plumbed for washer and dryer, door to rear, single radiator.

FIRST FLOOR

Bedroom 1

3.4m x 4.22m (11' 2" x 13' 10") into picture window to front, single radiator.

Bedroom 2

3.41m x 3.22m (11' 2" x 10' 7") views to rear, single radiator.

Bedroom 3

2.28m x 2.2m (7' 6" x 7' 3") views to front, double radiator.

Bathroom

2.25m x 2.35m (7' 5" x 7' 9") L shaped, modern white suite comprising; P shaped bath with over bath wall mounted flexi hose and rain showers, glass screen, vanity sink with storage below, close coupled w.c, part marble effect boarded walls, spotlights, herring bone effect laminate flooring, single radiator.

Exterior

Large resin imprinted driveway to front for off road parking for 3/4 cars.
Large rear garden - paved patio with steps up to wooden sleeper and pebbled walking paths with Astro turf lawn to side, 2nd paved patio, single shed and mature established planted borders.

