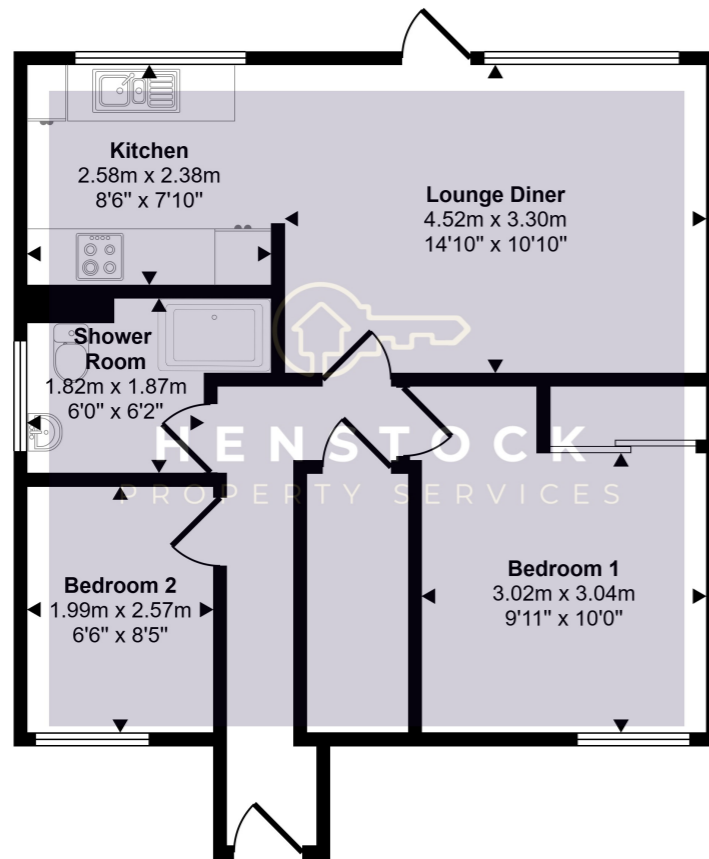




**HENSTOCK**  
PROPERTY SERVICES



Approx Gross Internal Area  
53 sq m / 571 sq ft



Floorplan

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 54 Evesham Walk, Alkrington, Middleton, Manchester, Lancashire M24 1PW

- 2 BEDROOMED GROUND FLOOR APARTMENT
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- GOOD SIZED REAR GARDEN
- COUNCIL TAX BAND A
- EPC RATING D
- GATED OFF ROAD PARKING
- NO CHAIN
- SUMMERHOUSE WITH POWER AND LIGHTING

**Offers in Region of £149,995**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this recently refurbished 2 bed roomed ground floor maisonette with a large garden to side and rear with gated off road parking. The living accommodation briefly comprises; entrance hallway, lounge, modern fitted kitchen, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows and large side and rear gardens with off road parking and wooden summerhouse with power and lighting. Well situated within easy reach of all everyday amenities, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the junction 19 of the M60 motorway link.

## Ground Floor

### Entrance

Entrance into L shaped hallway, under stair storage, single radiator.

### Lounge

4.52m x 3.3m (14' 10" x 10' 10") open to kitchen, bi-fold doors to rear garden, double radiator.

### Kitchen

2.58m x 2.38m (8' 6" x 7' 10") open to lounge, views to rear, modern grey units with matching grey marble effect worktops, 1 1/2 bowl Asterite sink, built in double oven/grill, 4 ring ceramic hob, extractor, integral fridge/freezer and dishwasher, spotlights.

### Bedroom 1

3.02m x 3.04m (9' 11" x 10' 0") views to front, built in modern sliding door wardrobes, single radiator.

### Bedroom 2

1.99m x 2.57m (6' 6" x 8' 5") views to front, double radiator.

### Bathroom

1.82m x 1.87m (6' 0" x 6' 2") modern white suite comprising; double base walk in shower with wall mounted rain and flexi hose showers, close coupled w.c, floating sink, fully tiled walls, tiled floor, extractor, spotlights, chrome heated towel rail.

## Exterior

Large rear garden area, half York stone style paved, half block paved gated off road parking, wooden summerhouse/shed with power and lighting.

