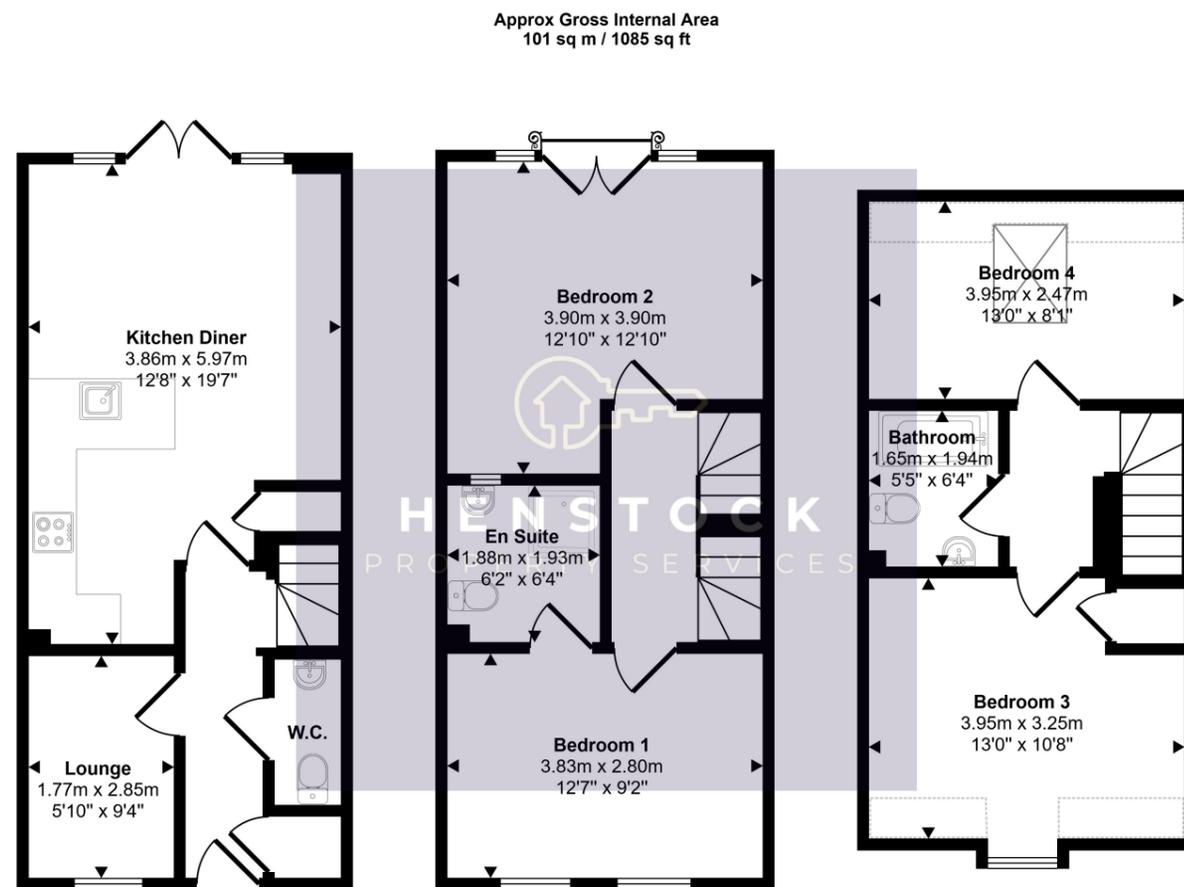




HENSTOCK PROPERTY SERVICES



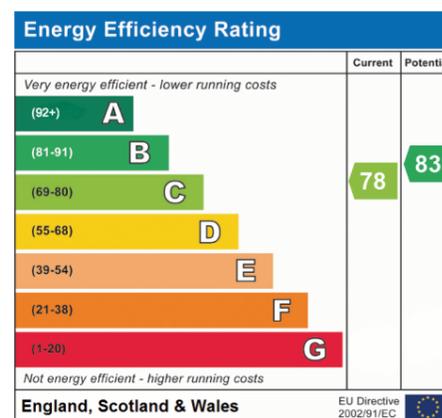
Ground Floor
Approx 35 sq m / 372 sq ft

First Floor
Approx 35 sq m / 372 sq ft

Second Floor
Approx 32 sq m / 341 sq ft

Denotes head height below 1.5m

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.



41 Leighton Avenue, Alkrington, Middleton, Manchester, Lancashire M24 1PJ

- LEASEHOLD - £250 PER ANNUM
- STUNNING RURAL VIEWS OVER GOLF COURSE
- 3 STOREY TOWNHOUSE
- OFF ROAD PARKING TO FRONT
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZED WINDOWS
- DOWNSTAIRS WC
- SOUTH FACING REAR GARDEN
- EPC RATING C
- COUNCIL TAX BAND D

£315,000



PROPERTY DESCRIPTION

Henstock Property Services are delighted to present this well-appointed 4 bedroom family home, located in the ever-popular residential area of Alkrington, enjoying a stunning open outlook to the rear with private views over the golf course and close proximity to a wide range of local amenities, schools and transport links. The living accommodation is arranged over three floors and briefly comprises, at ground floor level, a modern fitted kitchen/diner providing a practical and social heart of the home, along with a versatile additional room which could be used as a bedroom, home office or study. To the first floor there is a generously sized reception room offering an excellent entertaining space, alongside a well-proportioned bedroom benefiting from its own en-suite shower room. The second floor hosts two further bedrooms and a contemporary family bathroom, completing this spacious and flexible living arrangement. Externally, the property is complemented by well-maintained gardens to rear, while off-street parking provides added convenience. Further benefits include a gas-fired central heating system and double-glazed windows throughout. This property is offered for sale at a competitive price and early viewing is highly recommended to fully appreciate the location, outlook and accommodation on offer.

Entrance

Private entrance shared with adjacent properties. Drive for 2 cars. Spacious hallway leading to cloakroom, bedroom/snug/study, WC and kitchen/diner.

Bedroom 4 / Reception Room

1.77m x 2.85m (5' 10" x 9' 4")

Ground Floor WC

WC Room

Kitchen / Diner

3.86m x 5.97m (12' 8" x 19' 7") integrated appliances, under stairs storage and patio doors to the rear.

Exterior

South facing with golf course to the rear. Composite decking, artificial grass and access to private bin area that leads around to the front.

1st Floor

Landing

Landing leading to a lounge with Juliet balcony and beautiful unobstructed views of the golf course.

Bedroom 1

3.83m x 2.80m (12' 7" x 9' 2")

En Suite

1.88m x 1.93m (6' 2" x 6' 4") Accessed from Bedroom 1

Reception Room / Bedroom

3.90m x 3.90m (12' 10" x 12' 10") Currently used as lounge area with pleasant golf course views to rear.

2nd Floor

Landing

Landing leading to two further bedrooms and a bathroom.

Bedroom 3

3.95m x 3.25m (13' 0" x 10' 8")

Bedroom 4

3.95m x 2.47m (13' 0" x 8' 1")

Loft Space

Fully boarded with pull-down ladder and lighting.

