



**HENSTOCK**  
PROPERTY SERVICES

**SOLD  
STC**



Approx Gross Internal Area  
107 sq m / 1150 sq ft



Ground Floor  
Approx 47 sq m / 507 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.

## 5 Alkrington Hall Road North, Woodside, Alkrington, Middleton, Manchester, Lancashire M24 1SZ

- CHARMING 3 BEDROOMED SEMI DETACHED
- GAS CENTRAL HEATING
- SET ON THE WOODSIDE
- FREEHOLD
- LARGE AND PRIVATE REAR GARDEN
- TRADITIONAL FEATURES

**£335,000**



## PROPERTY DESCRIPTION

Henstock Property Services are delighted to bring to the market this charming extended 3 bedroomed semi-detached family home set on the popular "Woodside" area of Alkrington. The living accommodation, retaining some traditional features, briefly comprises; entrance hallway, front lounge, open plan kitchen/extended dining area with utility room. There is also a useful storage area to the rear and a W.C which is accessed externally. The first floor houses the two double bedrooms and three-piece bathroom suite with stairs leading up to the 3rd bedroom with feature velux style balcony window. The property also has the benefit of gas central heating (modern combi boiler), double glazing to most windows, off road parking to front and a superb large garden to rear. Externally to the front is a tarmac driveway providing off road parking and to the rear is the superb large garden bordering Alkrington Woods. A small portion of the rear garden is rented from RMBC which we have been advised has a payable rental of £100 per annum.

## GROUND FLOOR

### Entrance

Hallway with open spindled staircase, under stair storage, oak flooring.

### Front Lounge

3.79m x 3.63m (12' 5" x 11' 11") picture stained glass bay window to front, central period fireplace with oak barley twist period fire surround, inset tiled back panel and hearth, shimmered oak style flooring, double radiator.

### Kitchen/Diner

5.06m x 2.96m (16' 7" x 9' 9") views to rear, period style traditional kitchen with white units, hardwood style worktops, built in Belfast ceramic sink, freestanding gas cooker, space for dining suite, exposed brick fireplace with dual fuel log burner, shimmered oak style flooring, arch to sunroom/dining area, double radiator.

### Sunroom/Dining Area

2.09m x 1.67m (6' 10" x 5' 6") arch to kitchen, oak flooring, double patio doors to rear garden, door to utility room.

## FIRST FLOOR

### Landing Area

With stripped original floorboards.

### Bedroom 2

4.29m x 3.59m (14' 1" x 11' 9") views to front, stripped original floorboards, access to staircase to loft room, cast iron fireplace, double radiator.

### Bedroom 3

3.36m x 2.91m (11' 0" x 9' 7") views to rear and woodland beyond, original cast iron fireplace, stripped original floorboards, single radiator.

### Bathroom

2.05m x 2.05m (6' 9" x 6' 9") modern period style white suite comprising; bath with Victorian style over bath flexi hose and rain shower, glass panel, vanity sink with storage below, close coupled w.c, fully tiled walls, tiled floor, spotlights, chrome heated towel rail.

## TOP FLOOR

### Bedroom 1

4.42m x 4.40m (14' 6" x 14' 5") L shaped, alcove bedspace, built in eave storage, sloping ceilings, velux style window, plus velux opening balcony window, oak effect laminate flooring, exposed brick chimney stack., spotlights.

### Exterior

Off road hardstanding drive to front. Rear garden - with original outside w.c room, York stone style patio, log/sleeper retained lawn, 2nd paved area, mature planted borders, steps up to wildflower area overlooking a pond and Alkrington Woods to the rear, single shed.

