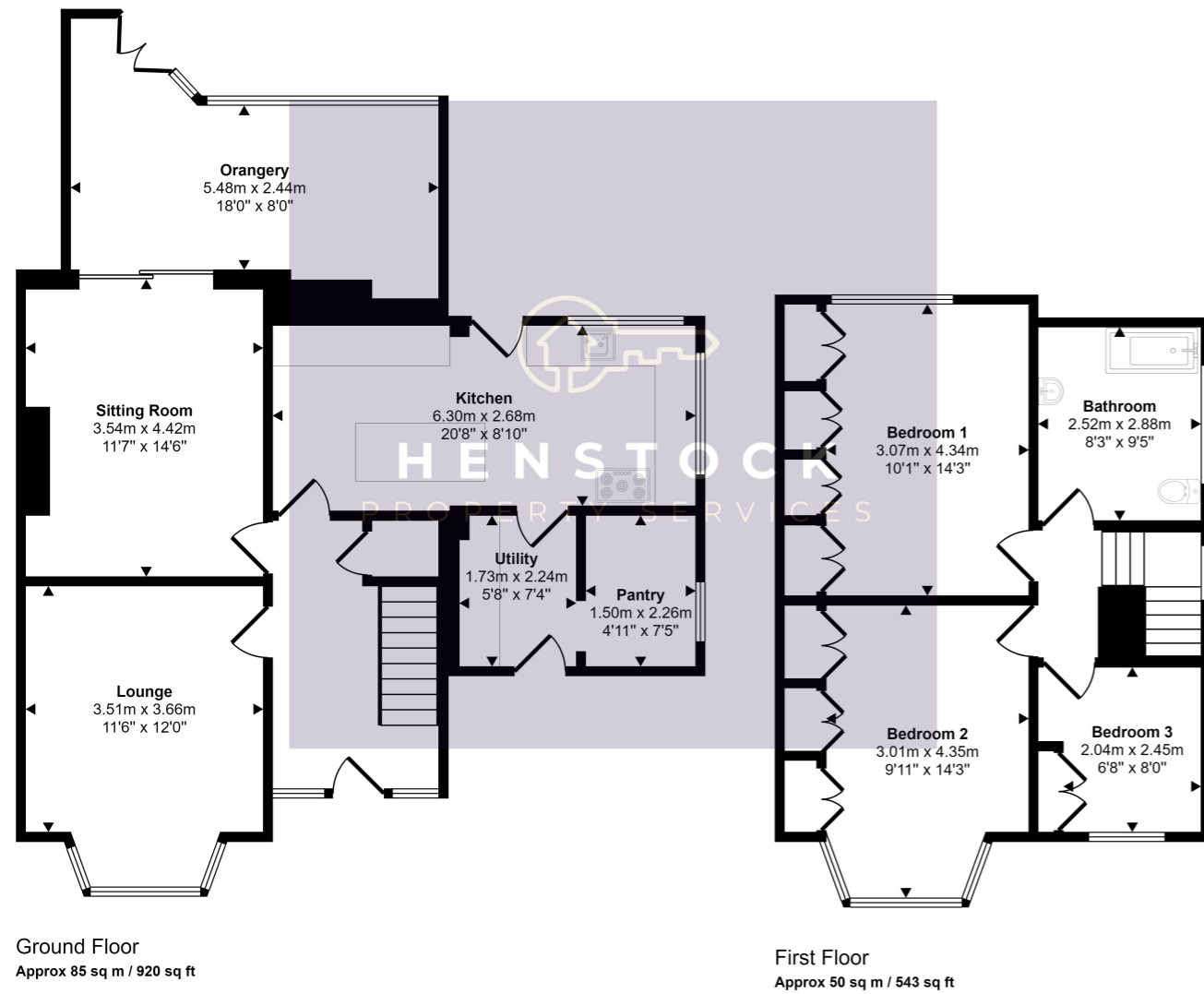
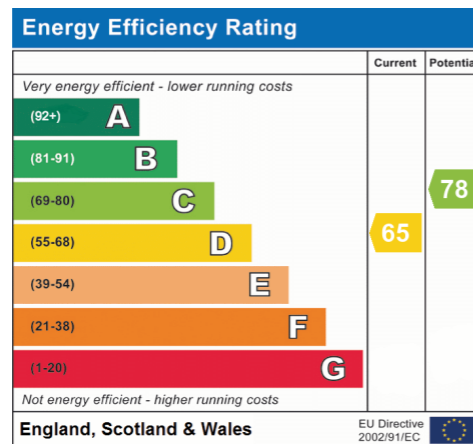


Approx Gross Internal Area
136 sq m / 1463 sq ft



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.



HENSTOCK
PROPERTY SERVICES



7 Kingston Grove, Manchester M9 6HD

- COUNCIL TAX BAND C
- FREEHOLD!!
- LARGE GARDEN TO REAR
- SUBSTANTIAL PLOT
- CLOSE TO MOTORWAY NETWORKS
- GREATLY EXTENDED 3 BED SEMI DETACHED HOUSE
- MODERN ORANGERY
- 2 x UTILITY ROOMS
- MODERNISED AND UPGRADED THROUGHOUT
- CUL DE SAC POSITION
- OFF ROAD PARKING FOR 3+ CARS

£350,000

**Entrance**

Open porch to Hallway

Lounge

3.51m x 3.66m (11' 6" x 12' 0")

Sitting Room

3.54m x 4.42m (11' 7" x 14' 6")

Large Orangery

5.48m x 2.44m (18' 0" x 8' 0")

Kitchen / Diner

6.30m x 2.68m (20' 8" x 8' 10")

Utility Room 1

1.73m x 2.24m (5' 8" x 7' 4")

Utility Room 2 / Pantry

1.50m x 2.26m (4' 11" x 7' 5")

Exterior**Upper Floor****Bedroom 1**

3.07m x 4.34m (10' 1" x 14' 3")

Bedroom 2

3.01m x 4.35m (9' 11" x 14' 3")

Bedroom 3

2.04m x 2.45m (6' 8" x 8' 0")

Bathroom**PROPERTY DESCRIPTION**

Henstock Property Services are pleased to market well presented 3 bedroomed extended semi-detached family home set in this very quiet cul-de-sac position. The accommodation briefly comprises; hallway, lounge, sitting room, kitchen and a spacious orangery. To the first floor there is a landing, three good sized bedrooms, stylish family bathroom. The property which has been extensively upgraded throughout internally and externally, also has the benefit of gas central heating, uPVC double glazed windows, hard standing off road parking to front side and a massive plot featuring large rear gardens. To really appreciate the true size of this property, please see the attached land registry plan. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links.

