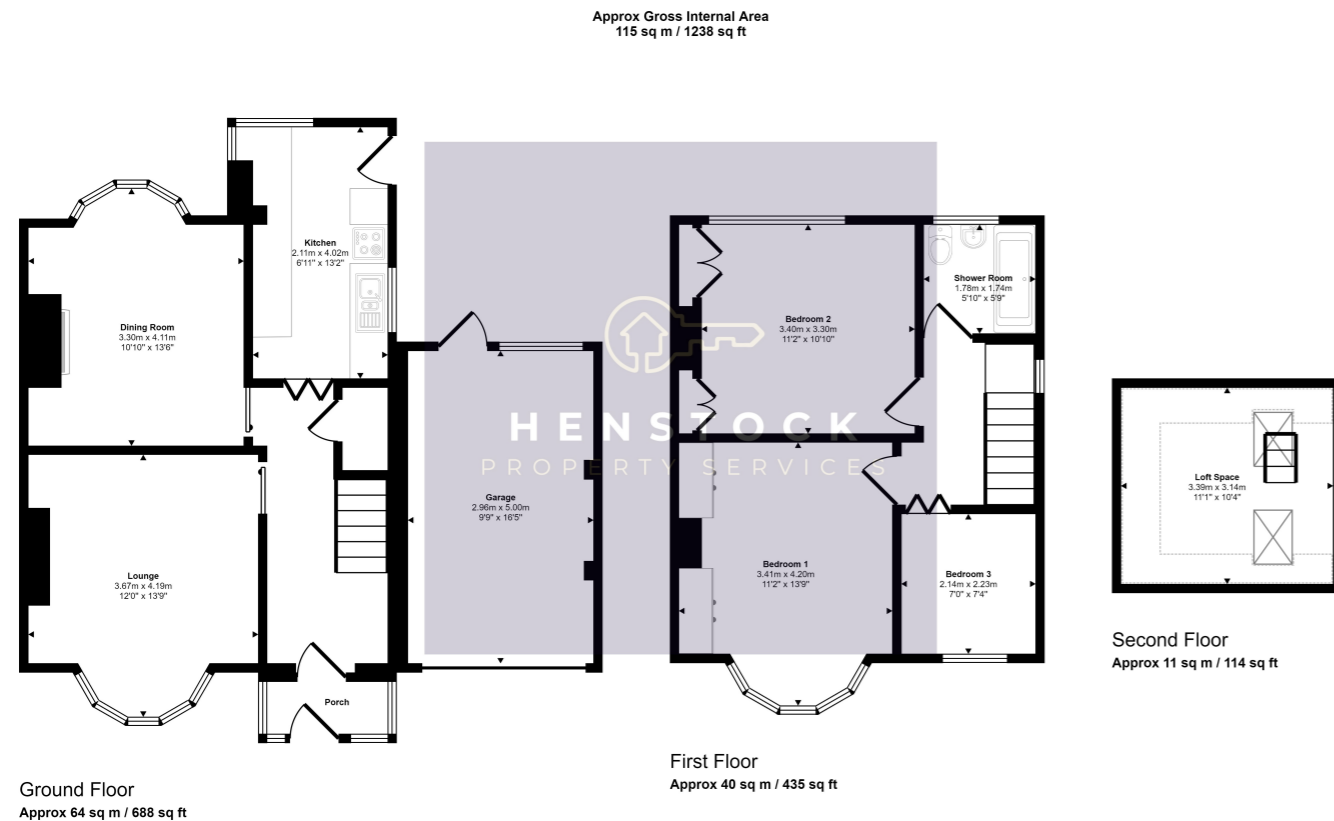




HENSTOCK

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.



93 Springfield Road, Middleton, Manchester, Lancashire M24 5DD

- 3 BEDROOMED SEMI DETACHED
- SET ON THIS CORNER PLOT
- NO CHAIN
- ATTACHED GARAGE
- COUNCIL TAX BAND C
- LEASEHOLD - £4 PER ANNUM
- LARGE GARDEN
- EPC RATING D

£225,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed traditional semi detached family home set on the corner plot with an attached garage and good sized gardens. The living accommodation briefly comprises; entrance porch into hallway, front lounge, dining room, fitted kitchen, 3 bedrooms and a shower room plus boarded loft space (with pull down ladder). The property also has the benefit of gas central heating, double glazed windows, off road parking to front and gardens to front, side and 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 links

GROUND FLOOR

Entrance

Porch into hallway.

Hallway with under stair storage and single radiator,

Front Lounge

3.67m x 4.19m (12' 0" x 13' 9") into feature bay window to front, double radiator.

Rear Lounge

3.3m x 4.11m (10' 10" x 13' 6") into bay window to rear, central feature fireplace, marble surround, brass coal effect electric fire, single radiator.

Kitchen

2.11m x 4.02m (6' 11" x 13' 2") picture windows to side and rear, grey oak trimmed units with white granite worktops, 1 1/2 bowl white sink with chrome mixer tap, plumbed for freestanding gas cooker, fully tiled walls, door to rear garden, single radiator.

Attached Garage

2.96m x 5m (9' 9" x 16' 5") electric roller door to front, single door to rear, power and lighting.

FIRST FLOOR

Bedroom 1

3.41m x 4.2m (11' 2" x 13' 9") into built in wardrobes, bay window to front, pull down ladders into boarded loft space, single radiator.

Bedroom 2

3.4m x 3.3m (11' 2" x 10' 10") built in storage, single radiator.

Bedroom 3

2.14m x 2.23m (7' 0" x 7' 4") views to front, single radiator.

Shower Room

1.78m x 1.74m (5' 10" x 5' 9") cream modern suite comprising; double base walk in shower with wall mounted electric shower, vanity sink, close coupled w.c, fully tiled walls, spotlights, single radiator.

Loft Space

3.39m x 3.14m (11' 1" x 10' 4") 2 velux roof windows, power and lighting.

Exterior

Front Garden - half planted half paved, with driveway leading to garage.

Rear garden - paved patio with steps up to raised lawn with planted borders and shrubberies, large greenhouse.

