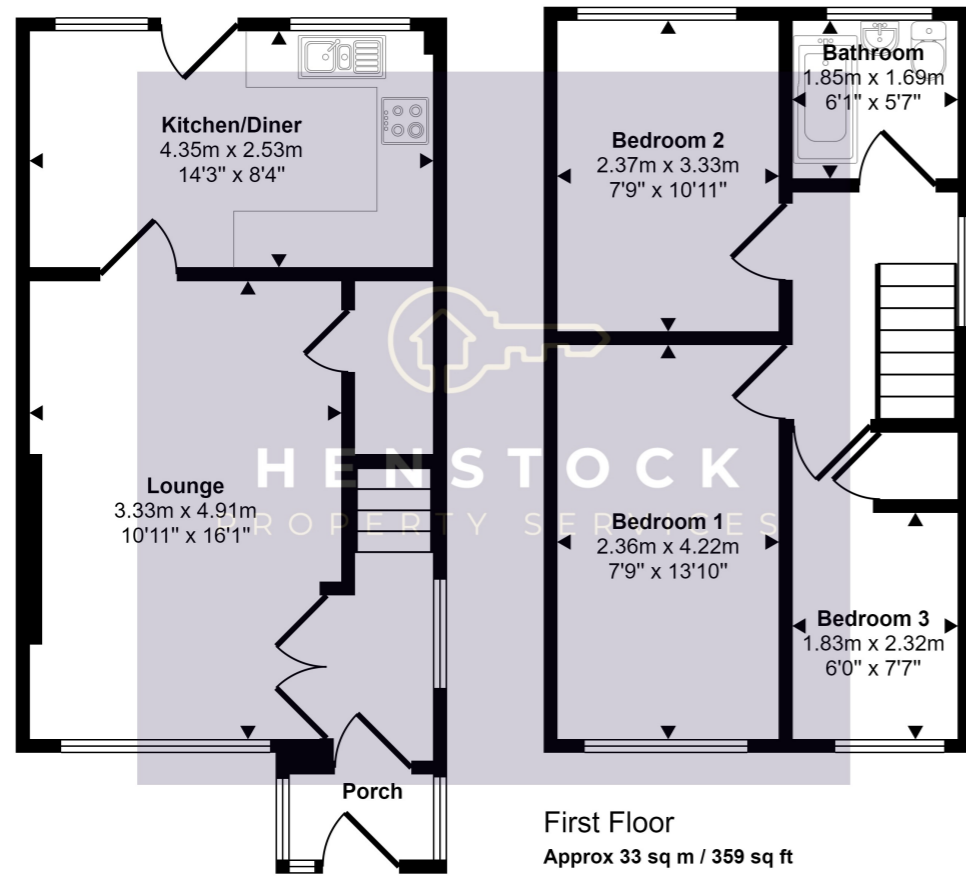


Approx Gross Internal Area
68 sq m / 734 sq ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



HENSTOCK
PROPERTY SERVICES



241 The Fairway, New Moston, MANCHESTER, Lancashire M40 3WA

- 3 BEDROOMED SEMI DETACHED
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- COUNCIL TAX BAND B
- PARKING TO FRONT
- REAR GARDEN

Offer in Region of £225,000



PROPERTY DESCRIPTION

Henstock Property Services are please to market this pleasant 3 bedroomed semi detached family home. The living accommodation briefly comprises; entrance porch into hallway, lounge, fitted kitchen/diner, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows, off road parking to front and a good sized rear garden. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and access to M60/M62 motorway links.

Ground Floor

Entrance

Entrance porch into hallway. Hallway with double French doors to front lounge with double radiator.

Front Lounge

3.33m x 4.91m (10' 11" x 16' 1") views to front, under stair storage, double radiator.

Kitchen/Diner

4.35m x 2.53m (14' 3" x 8' 4") modern medium oak finished units with black marble effect worktops, built in single oven with 4 ring gas hob, extractor, stainless steel sink with chrome mixer tap, part tiled walls, tiled floor, spotlights, space for dining table with sliding patio door to rear garden, single radiator.

First Floor

Bedroom 1

2.36m x 4.22m (7' 9" x 13' 10") views to front, single radiator.

Bedroom 2

2.37m x 3.33m (7' 9" x 10' 11") views to rear, single radiator.

Bedroom 3

1.83m x 2.32m (6' 0" x 7' 7") views to front, single radiator.

Bathroom

1.85m x 1.69m (6' 1" x 5' 7") modern white suite comprising; bath with over bath wall mounted mixer shower, glass shower screen, close coupled w.c, vanity sink with storage below, fully tiled walls, tiled floor, spotlights, chrome heated towel rail.

Exterior

Front garden area - lawned with side paved off road parking.

Rear garden - paved paths with central lawn.

