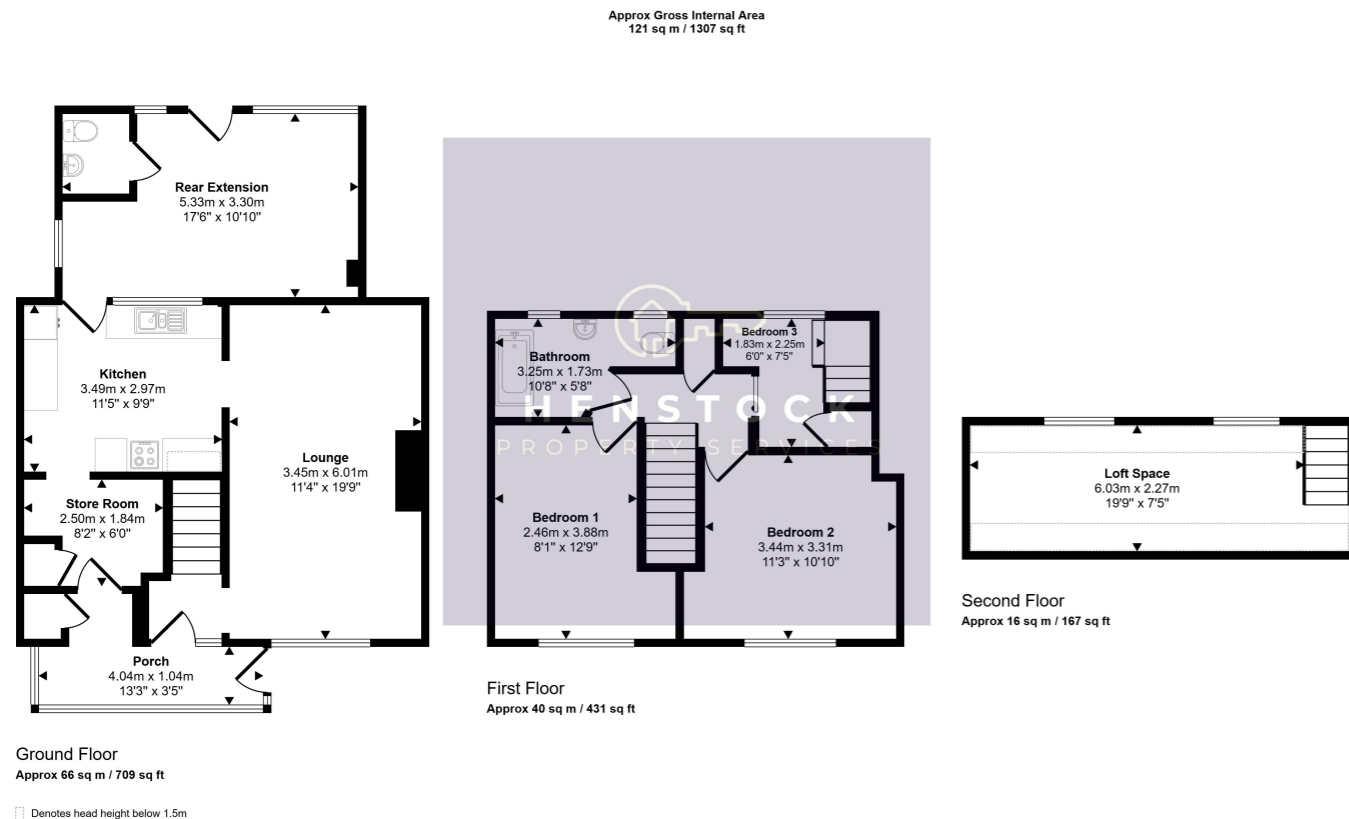


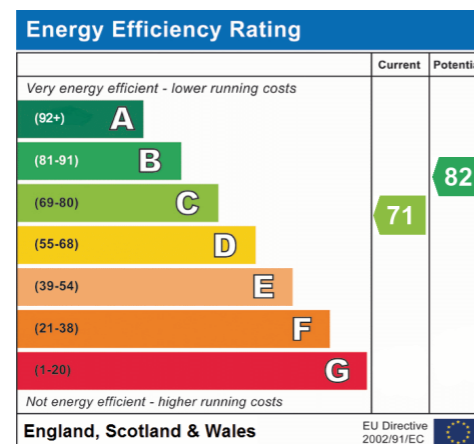


HENSTOCK

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.



4 Thursby Walk, Middleton, Manchester, Lancashire M24 4LX

- 3 BEDROOMED EXTENDED TERRACED HOUSE
- NO CHAIN
- FREEHOLD
- EPC RATING C
- COUNCIL TAX BAND A
- GAS CENTRAL HEATING
- GROUND FLOOR W.C
- LOFT ROOM WITH STAIR ACCESS
- OFF ROAD PARKING

Offers in Region of £197,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed mid terraced family home. The living accommodation briefly comprises; entrance porch into hallway, large lounge/diner, fitted kitchen, store room, rear extension room and ground floor w.c, 3 bedrooms and a bathroom, plus stairs up to a loft room (with power and lighting). The property also has the benefit of gas central heating, double glazed windows, off road parking to front and a good sized lawned garden to rear. Ideally situated within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links. PLEASE NOTE: any items left in the property are to be cleared by the purchaser.

GROUND FLOOR

Entrance Porch

4.04m x 1.04m (13' 3" x 3' 5") L shaped leading to 2nd entrance doorway, tiled floor.

Hallway

with Grey oak effect laminate flooring, double radiator.

Large Lounge/Diner

3.45m x 6.01m (11' 4" x 19' 9") views to front, grey oak effect laminate flooring, arch to kitchen, 2 single radiators.

Kitchen

3.49m x 2.97m (11' 5" x 9' 9") views to rear, modern white and yellow units, grey/white worktops, freestanding gas cooker, stainless steel sink with chrome mixer tap, part tiled walls, doors to store room and door to rear extension, double radiator.

Store Room

2.5m x 1.84m (8' 2" x 6' 0") to 2nd front door from porch.

Extension Room

5.33m x 3.3m (17' 6" x 10' 10") views to rear, ground floor w.c, door to rear garden, double radiator.

FIRST FLOOR

Bedroom 1

2.46m x 3.88m (8' 1" x 12' 9") views to front, grey oak effect laminate flooring, single radiator.

Bedroom 2

3.44m x 3.31m (11' 3" x 10' 10") views to front, grey oak effect laminate flooring, single radiator.

Bedroom 3

1.83m x 2.25m (6' 0" x 7' 5") currently has stairs up to loft space, grey oak effect laminate flooring, single radiator.

Bathroom

3.25m x 1.73m (10' 8" x 5' 8") L shaped, modern white suite comprising; P shaped bath with wall mounted flexi hose and rain shower head, glass shower screen, vanity floating sink, close coupled w.c, fully tiled walls, tiled floor, spotlights, chrome heated towel rail.

LOFT SPACE

Loft Room

6.03m x 2.27m (19' 9" x 7' 5") 2 windows overlooking out over rear garden and greenspace beyond, grey oak effect laminate flooring, power and lighting.

Exterior

Large front garden area with off road parking. Rear garden - mostly lawned with paved patio, stunning views to greenspace beyond.

