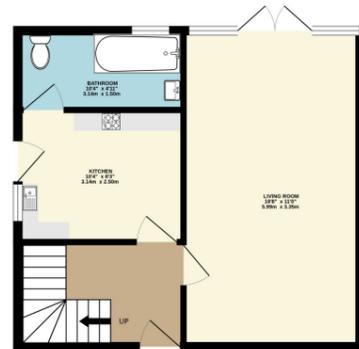




HENSTOCK
PROPERTY SERVICES

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



2ND FLOOR
102 sq.ft. (9.5 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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7 Tennyson Road, Middleton, Manchester, Lancashire M24 2WR

- LARGER THAN AVERAGE PLOT
- APPROVED PLANS FOR UPPER FLOOR EXTENSION
- RECENTLY MODERNISED
- 3 BED SEMI DETACHED BUNGALOW
- UPVC DOUBLE GLAZED

£185,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this wonderful 3 bedroomed semi-detached family home set in this ever popular location. The living accommodation, which has been largely upgraded and extended, briefly comprises; entrance into hallway, larger than average extended lounge, modern kitchen, 3 bedrooms, family bathroom, separate WC & brick built store to rear. The property also has the benefit of a large than average plot including hard standing off road parking and secure metal/composite gates. The property has had planning permission to complete an upper floor extension. 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.

LINK TO APPROVED PLANS - <https://publicaccess.rochdale.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QWA6JYNBM2100>

Entrance

Modern grey laminate flooring, double radiator. Storage cupboard.

Lounge

6.23m x 3.61m (20' 5" x 11' 10") Larger than average extended lounge featuring dual aspect views via window to front and patio doors to rear garden. Double radiator.

Kitchen

2.86m x 2.59m (9' 5" x 8' 6") Modern kitchen featuring oak effect laminate flooring, modern high gloss units with butchers block effect worktops, black sink and drainer with matching matt black mixer tap, built in stainless steel oven with black glass electric hob and stainless steel fan, space for washing machine, space for large fridge freezer. Double radiator.

Ground Floor Bathroom

Modern grey oak effect laminate flooring, modern white high gloss suite comprising of bath with over bath electric shower with glass screen, ccwc, and sink, partly tiled walls, chrome heated towel rail.

Exterior

Front: Extra large front garden featuring large lawn area, paved hard standing off road parking, metal and composite sliding gates for driveway, metal and composite front and rear gates for greater privacy.

Rear: Lawned rear garden with paved patio area. Access to brick built store.

Upper Floor

Bedroom 1

3.75m x 2.74m (12' 4" x 9' 0") Double radiator.

Bedroom 2

2.89m x 2.55m (9' 6" x 8' 4") Double radiator. (Please note that there is a temporary stud wall with doorway covering window)

Bedroom 3

2.21m x 2.55m (7' 3" x 8' 4") Double radiator.

CCWC

Separate ccwc and sink.

