



**HENSTOCK**  
PROPERTY SERVICES



**122 Crow Hill South, Alkrington, Middleton,  
Manchester, Lancashire M24 1JU**

- 3 BEDROOMED SEMI DETACHED
- NO CHAIN
- FREEHOLD
- COUNCIL TAX BAND D
- ATTACHED GARAGE WITH POWER AND LIGHTING
- LARGE REAR GARDEN
- GROUND FLOOR W.C

**£300,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedrooomed traditional semi-detached family home set in this popular residential area. The living accommodation, in need of upgrading, briefly comprises; entrance porch into hallway with understair w.c, front lounge, extended rear lounge, extended fitted kitchen, 3 bedrooms and 4 piece family bathroom. The property also has the benefit of gas central heating, double glazed windows, off road parking to front with single attached garage and a large lawned garden 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.

## GROUND FLOOR

### Entrance

Porch into hallway.

4.11m x 1.81m (13' 6" x 5' 11") open railed staircase, oak effect laminate flooring, under stair w.c room, double radiator.

### Front Lounge

3.83m x 4.11m (12' 7" x 13' 6") into bay window to front, modern central fireplace with mahogany surround, marble style back panel and hearth, period style coal effect electric fire, double French doors to rear lounge, 2 double radiators.

### Extended Rear Lounge

3.56m x 3.59m (11' 8" x 11' 9") into rear extended area 3.18m x 2.2m (10' 5" x 7' 3") views to rear, central feature fireplace, stone surround and plinth, inset coal effect gas fire, double French doors to front lounge, sliding patio doors to rear garden, 2 double radiators.

### Extended Kitchen

2.10m x 4.81m (6' 11" x 15' 9") views to rear and side, white units, marble effect worktops, plumbed for freestanding gas cooker, brown resin 1 1/2 bowl sink with matching mixer tap, part tiled walls, door to rear garden, double radiator.

### Single Attached Garage

2.66m x 5.84m (8' 9" x 19' 2") up and over door to front, single door to rear, power and lighting.

## FIRST FLOOR

### Bedroom 1

3.14m x 3.53m (10' 4" x 11' 7") views to front, single radiator.

### Bedroom 2

3.02m x 3.6m (9' 11" x 11' 10") into modern white and mirrored door fitted wardrobes, views to rear, single radiator.

### Bedroom 3

2.06m x 2.08m (6' 9" x 6' 10") into recessed doorway, views to front, single radiator.

### Bathroom

2.13m x 2.44m (7' 0" x 8' 0") views to rear, cream coloured suite comprising; bath, sink, close coupled w.c, separate shower cubicle with wall mounted electric shower, fully tiled walls, tiled floors, spotlights, double radiator.

### Exterior

Front garden area - concreted off road parking with planted side garden.

Rear garden - paved patio, steps up to lawn, planted side and central beds, 2nd lawn area and single wooden shed.

