



**HENSTOCK**  
PROPERTY SERVICES

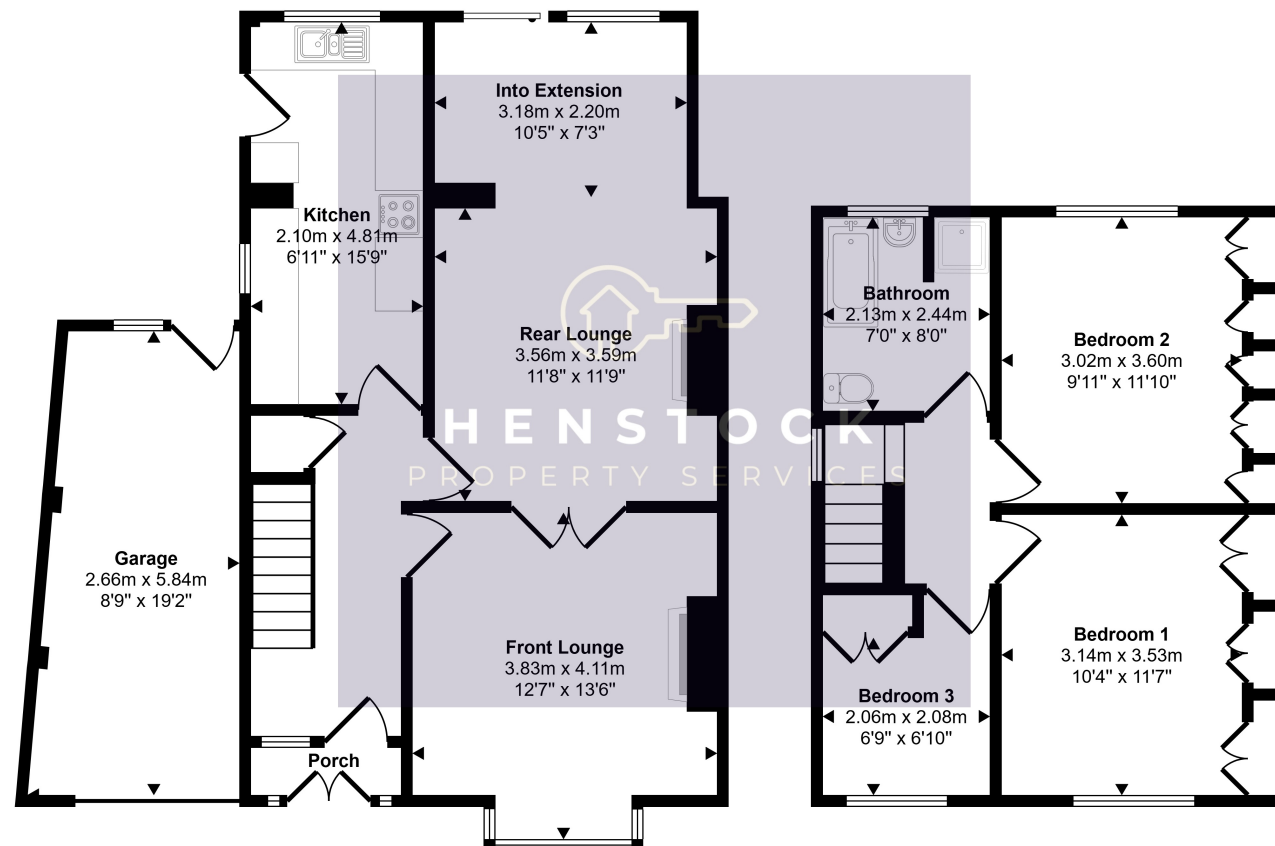


## 122 Crow Hill South, Alkrington, Middleton, Manchester, Lancashire M24 1JU

- 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**

Approx Gross Internal Area  
114 sq m / 1228 sq ft



Ground Floor  
Approx 71 sq m / 768 sq ft

First Floor  
Approx 43 sq m / 459 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.





## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed 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.

