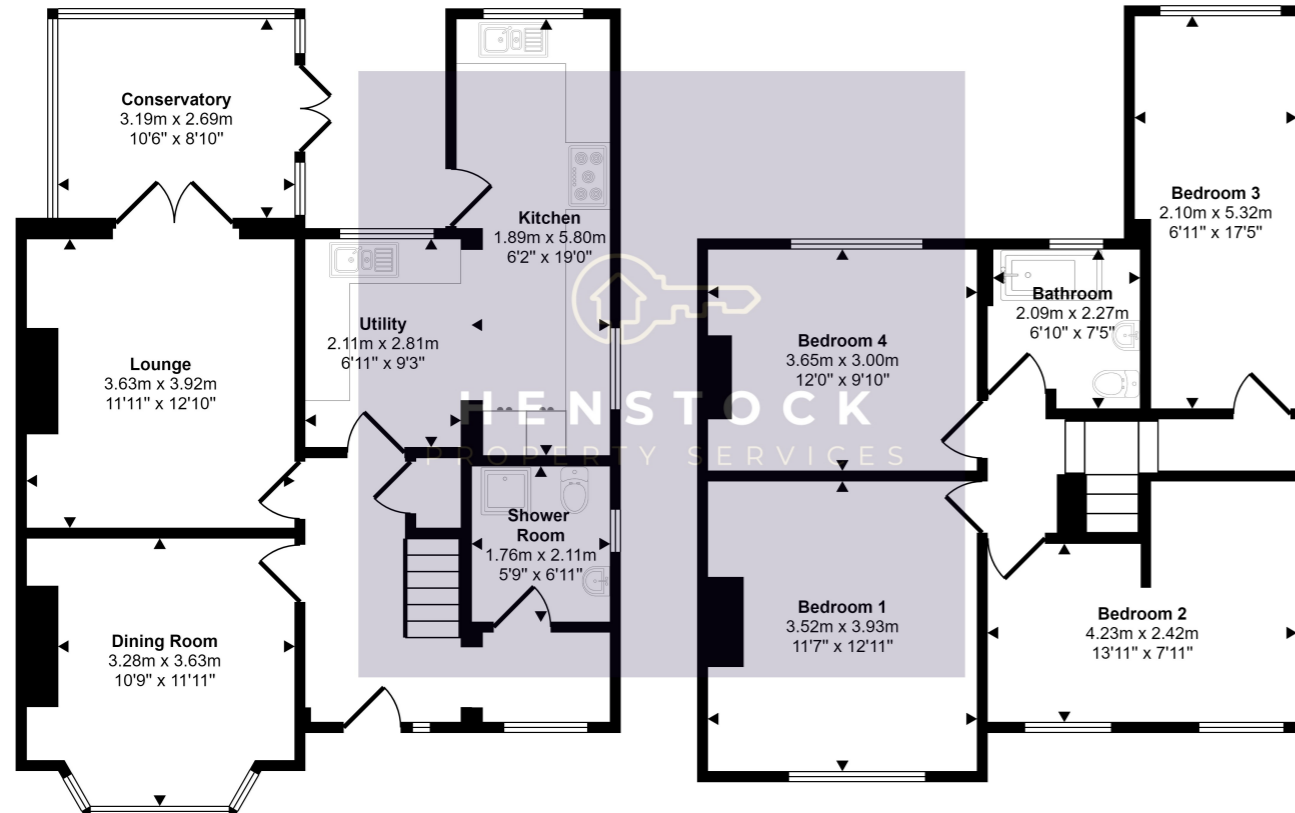




**HENSTOCK**  
PROPERTY SERVICES



Approx Gross Internal Area  
131 sq m / 1410 sq ft



Ground Floor  
Approx 71 sq m / 765 sq ft

First Floor  
Approx 60 sq m / 645 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.

## 6 Rookway, Alkrington, Middleton, Manchester, Lancashire M24 1EB

- DOWNSTAIRS SHOWER ROOM
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- 2 RECEPTION ROOMS & CONSERVATORY ROOM
- LARGER THAN AVERAGE REAR GARDEN WITH DECKING AREA
- OFF ROAD PARKING TO FRONT
- 4 BED DOUBLE EXTENDED SEMI DETACHED
- VIEWING HIGHLY RECOMMENDED

**£415,000**





### Entrance

Large & Spacious hallway.

### Front Lounge

3.28m x 3.63m (10' 9" x 11' 11")

### Rear Lounge

3.63m x 3.92m (11' 11" x 12' 10")

### Conservatory

3.19m x 2.69m (10' 6" x 8' 10")

### Shower Room

5.9m x 6.11m (19' 4" x 20' 1")

### Kitchen

1.89m x 5.80m (6' 2" x 19' 0")

### Utility Area

2.11m x 2.81m (6' 11" x 9' 3")

### Exterior

Front: Off road parking to front,

Rear: Large rear garden with lawned areas and established border shrubberies. Decked patio area.

### Upper Floor

#### Bedroom 1

3.52m x 3.93m (11' 7" x 12' 11")

#### Bedroom 2

4.23m x 2.42m (13' 11" x 7' 11")

#### Bedroom 3

2.10m x 5.32m (6' 11" x 17' 5")

#### Bedroom 4

3.65m x 3.00m (12' 0" x 9' 10")

#### Bathroom

2.09m x 2.27m (6' 10" x 7' 5")

## PROPERTY DESCRIPTION

Henstock Property Services are delighted to bring to the market this 4 bedroomed double extended semi-detached family home which offers a very generous amount living space and is located in the heart of Alkrington Garden Village. The property is presented to a high standard throughout allowing a modern feel whilst keeping some traditional features. The living accommodation briefly comprises; spacious entrance hallway, front lounge, rear lounge, conservatory room, downstairs shower and wc room, modern fitted kitchen with utility space, 4 bedrooms and a recently modernised family bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows throughout, off road parking to the front and a larger than normal rear garden with decked patio areas. Ideally situated in this very popular residential area close to well regarded schools, shops/supermarkets, leisure / fitness facilities, good public transport services and minutes from motorway networks.

