



# HENSTOCK

PROPERTY SERVICES

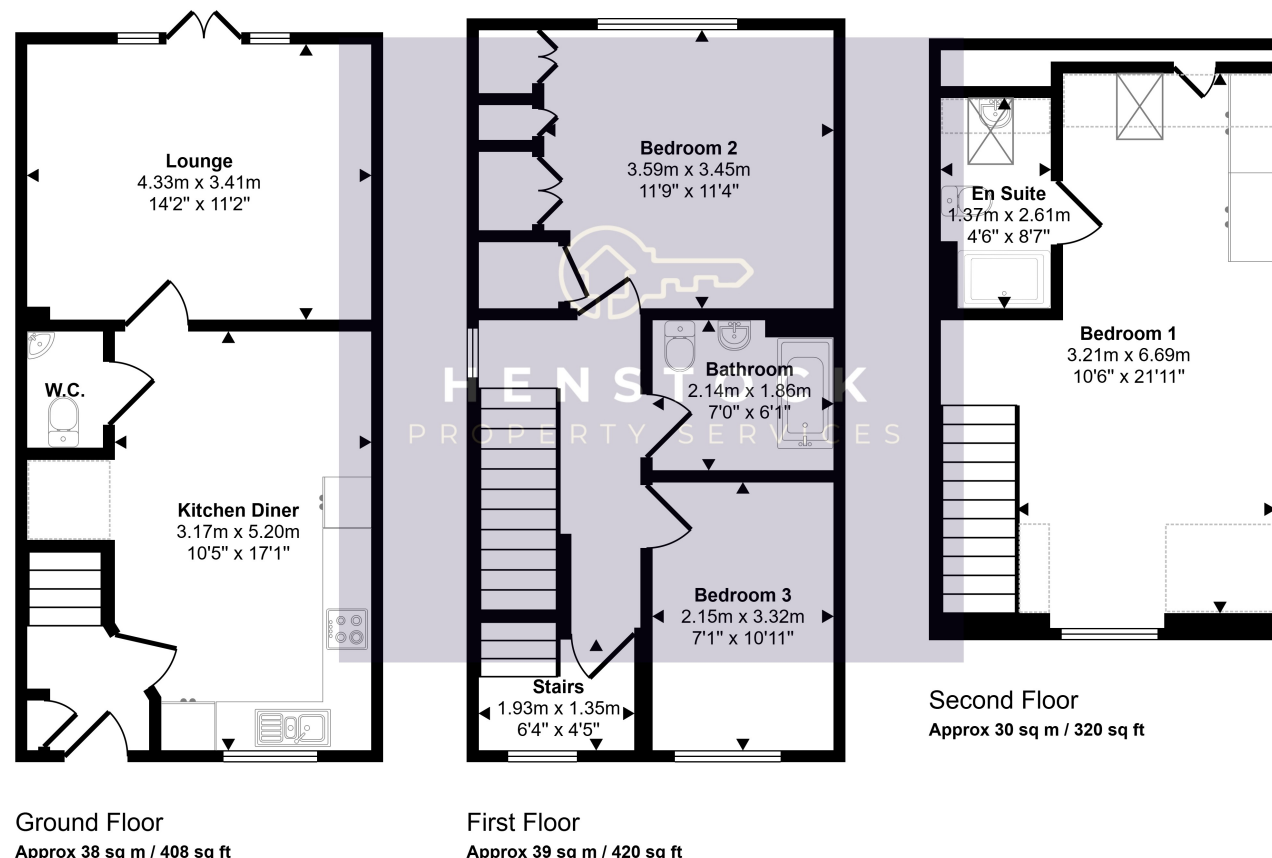


## 18 Thyme Drive, Middleton, Manchester, Lancashire M24 5AX

- 3 BEDROOMED 3 STOREY SEMI DETACHED
- EPC RATING B
- COUNCIL TAX BAND C
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- OFF ROAD PARKING
- FREEHOLD
- GROUND FLOOR W.C

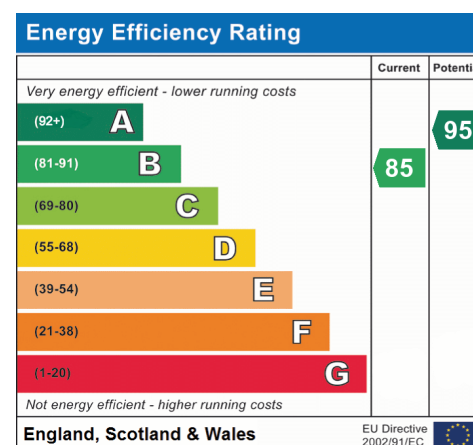
**Offers in Region of £290,000**

Approx Gross Internal Area  
107 sq m / 1148 sq ft



Denotes head height below 1.5m

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 modern and well presented 3 bedroomed semi detached family home set over 3 floors. The living accommodation briefly comprises; entrance hallway, lounge, modern fitted kitchen/diner, ground floor w.c, 2 bedrooms and a bathroom to the middle floor, with the master en-suite bedroom to the top floor. The property also has the benefit of gas central heating, double glazed windows, off road parking to front and a pleasant 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.

## GROUND FLOOR

### Entrance

Hallway with small store cupboard, single radiator.

### Lounge

4.33m x 3.41m (14' 2" x 11' 2") views to rear, patio doors to rear, double radiator.

### Kitchen/Diner

3.17m x 5.2m (10' 5" x 17' 1") views to front, modern slate style units with black marble worktops, built in single electric oven, 4 ring ceramic hob, extractor, integral fridge / freezer, dishwasher, washing machine and microwave, 1 1/2 bowl stainless steel sink, space for dining suite, double radiator.

### Ground Floor W.C

## FIRST FLOOR

### Bedroom 2

3.59m x 3.45m (11' 9" x 11' 4") views to rear, built in grey woodgrain effect wardrobes, single radiator.

### Bedroom 3

2.15m x 3.32m (7' 1" x 10' 11") views to front, single radiator.

### Bathroom

2.14m x 1.86m (7' 0" x 6' 1") modern white suite comprising; bath, sink, close coupled w.c, mostly tiled walls, tiled floor, chrome heated towel rail.

## TOP FLOOR

### Bedroom 1

3.21m x 6.69m (10' 6" x 21' 11") dual aspect views to front and rear, 1 single radiator and 1 double radiator.

### En-Suite Shower Room

1.37m x 2.61m (4' 6" x 8' 7") white modern suite comprising; walk in shower with wall mounted flexi hose and rain showers, close coupled w.c, sink, fully tiled walls, tiled floor, velux style roof window, chrome heated towel rail.

### Exterior

Off road parking to front.

Rear garden - paved patio and lawned area.

