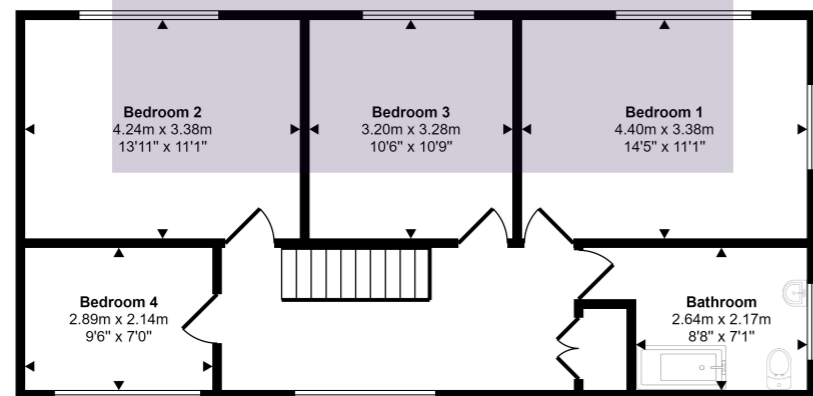


Ground Floor
Approx 76 sq m / 814 sq ft



First Floor
Approx 69 sq m / 741 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



HENSTOCK
PROPERTY SERVICES



186 Kirkway, Alkrington, Middleton, Manchester, Lancashire M24 1LN

- 4 BEDROOM DETACHED PROPERTY
- LARGE PLOT
- OFF ROAD PARKING TO FRONT
- ATTACHED GARAGE
- 2 RECEPTION ROOMS
- GROUND FLOOR W.C
- NO CHAIN!
- FREEHOLD!
- COUNCIL TAX BAND D

Offers in Region of £465,000



Entrance

Porch into hallway.

Ground Floor WC Room

WC & Sink

Dual Aspect Lounge

3.59m x 5.72m (11' 9" x 18' 9") Dual aspect, with sliding doors to dining room. Patio doors to rear overlooking attractive rear garden.

Dining Room

2.72m x 3.35m (8' 11" x 11' 0") Sliding doors to lounge, door to kitchen.

Kitchen

2.64m x 3.30m (8' 8" x 10' 10") Fitted kitchen. Door to dining room, door to hallway, door to utility room.

Utility Space

1.70m x 1.80m (5' 7" x 5' 11")

Garage

2.68m x 4.81m (8' 10" x 15' 9") Up and over door to front, single door into utility space.

Exterior

Front: Hard standing off road parking to front.

Side: Large side garden with well planted stock.

Rear: Patio area leading to lawned area with side path. Well stock

Upper Floor

Bedroom 1

4.40m x 3.38m (14' 5" x 11' 1")

Bedroom 2

4.24m x 3.38m (13' 11" x 11' 1")

Bedroom 3

3.20m x 3.28m (10' 6" x 10' 9")

Bedroom 4

2.89m x 2.14m (9' 6" x 7' 0")

Bathroom

2.64m x 2.17m (8' 8" x 7' 1") Fitted family bathroom

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this large 4 bedroomed detached family home set on a large freehold plot in this popular residential area. The living accommodation briefly comprises; entrance porch into hallway, ground floor WC room, large dual aspect lounge, dining room, fitted kitchen, utility area, attached garage, 4 bedrooms and a large family bathroom. The property also has the benefit of gas central heating via a combi boiler, plenty of off road parking to front and large plot consisting of side and rear lawned/planted gardens 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.

