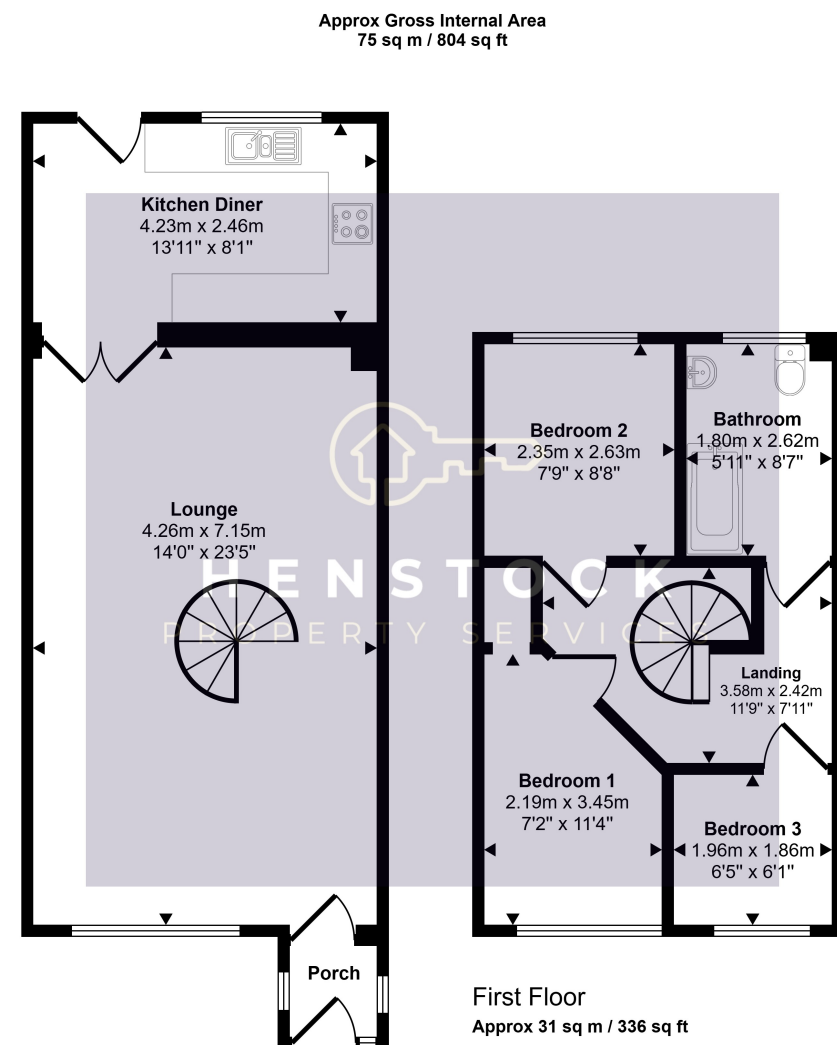




Ground Floor
Approx 44 sq m / 469 sq ft

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.

First Floor
Approx 31 sq m / 336 sq ft



38 Canterbury Crescent, Middleton, MANCHESTER, Lancashire M24 2TJ

- 3 BEDROOM FAMILY HOME
- GAS CENTRAL HEATING
- LARGE OPEN PLAN LIVING ROOM
- DETACHED GARAGE TO REAR
- REAR GARDEN

£185,000



PROPERTY DESCRIPTION

Henstock Property Services are delighted to bring to market this extended three bedroom family home, ideally located in a highly sought-after residential area. The well planned living accommodation is arranged over two floors and briefly comprises: an entrance porch leading into spacious open-plan lounge featuring a striking Calgary-style spiral staircase, and an extended kitchen fitted with a range of units. To the first floor are three bedrooms and a family bathroom. Additional benefits include gas central heating, a compact rear garden, and rear access to a detached garage. This property is ideally situated close to a variety of local amenities including schools, shops/supermarkets, leisure and fitness facilities, as well as excellent public transport links and easy access to the M60/M62 motorway network perfect for commuters.

Entrance

Vestibule into lounge.

Lounge / Diner

7.1m x 4.3m (23' 4" x 14' 1")

Kitchen

4.00m x 2.4m (13' 1" x 7' 10")

Exterior

Front: Lawned front garden

Rear: Concreted rear garden

Garage

Detached garage accessed to rear.

Upper Floor

Bedroom 1

2.6m x 2.4m (8' 6" x 7' 10")

Bedroom 2

3.5m x 2.2m (11' 6" x 7' 3")

Bedroom 3

2.0m x 2.0m (6' 7" x 6' 7")

Bathroom

2.6m x 1.8m (8' 6" x 5' 11")

