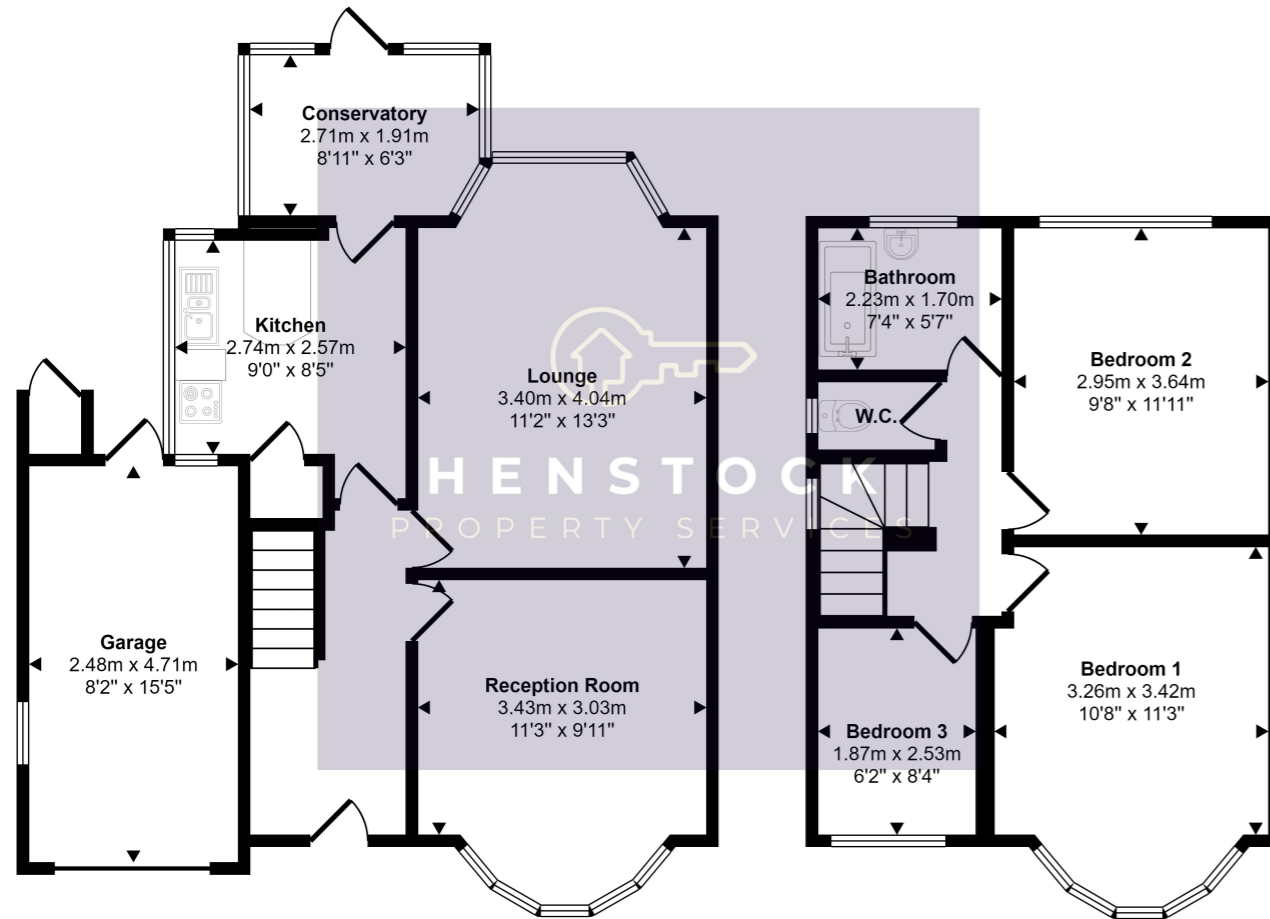


Approx Gross Internal Area
103 sq m / 1111 sq ft



Ground Floor
Approx 63 sq m / 676 sq ft

First Floor
Approx 40 sq m / 435 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.



HENSTOCK
PROPERTY SERVICES



16 Dingle Road, Woodside, Alkrington, Middleton, Manchester, Lancashire M24 1NH

- 3 BEDROOMED DETACHED
- IN NEED OF MODERNISATION
- MOSTLY UPVC DOUBLE GLAZING
- NO CHAIN
- LARGE REAR GARDEN
- ANY ITEMS AND FURNITURE TO BE CLEARED BY PURCHASER
- ATTACHED GARAGE

£350,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed detached family home set in this very desirable residential area. The living accommodation, in need of modernisation, briefly comprises; entrance hallway, front lounge, rear reception room, kitchen, rear sunroom, 3 bedrooms and a bathroom with separate w.c. The property also has the benefit of mostly uPVC double glazed windows, off road parking to front, attached garage and a large garden to rear. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links.

GROUND FLOOR

Entrance

4.07m x 1.89m (13' 4" x 6' 2") Hallway with electric wall heater.

Front Lounge

3.43m x 3.03m (11' 3" x 9' 11") into picture bay window to front, period tiled surround, freestanding gas fire.

Rear Lounge/Dining Room

3.4m x 4.04m (11' 2" x 13' 3") picture bay window overlooking rear garden, period style tiled fireplace, freestanding gas fire.

Kitchen

2.74m x 2.57m (9' 0" x 8' 5") views to side and rear, white cupboard with stainless steel sink, central island, under stair storage.

Sunroom

2.71m x 1.91m (8' 11" x 6' 3") door to rear garden.

Attached Garage

2.48m x 4.71m (8' 2" x 15' 5") brick built attached garage, up and over door to front, power and lighting.

FIRST FLOOR

Bedroom 1

3.26m x 3.42m (10' 8" x 11' 3") into bay window to front.

Bedroom 2

2.95m x 3.64m (9' 8" x 11' 11") views to rear.

Bedroom 3

1.87m x 2.53m (6' 2" x 8' 4") views to front.

Bathroom

2.24m x 1.65m (7' 4" x 5' 5") white period suite comprising; bath with over bath wall mounted electric shower, sink. Separate W.C

Exterior

Front Garden - part paved / part hardstanding off road parking. Very large rear garden, steps down to flat area to rear with mature planted borders. Side storage area to brick built store and rear of garage.

