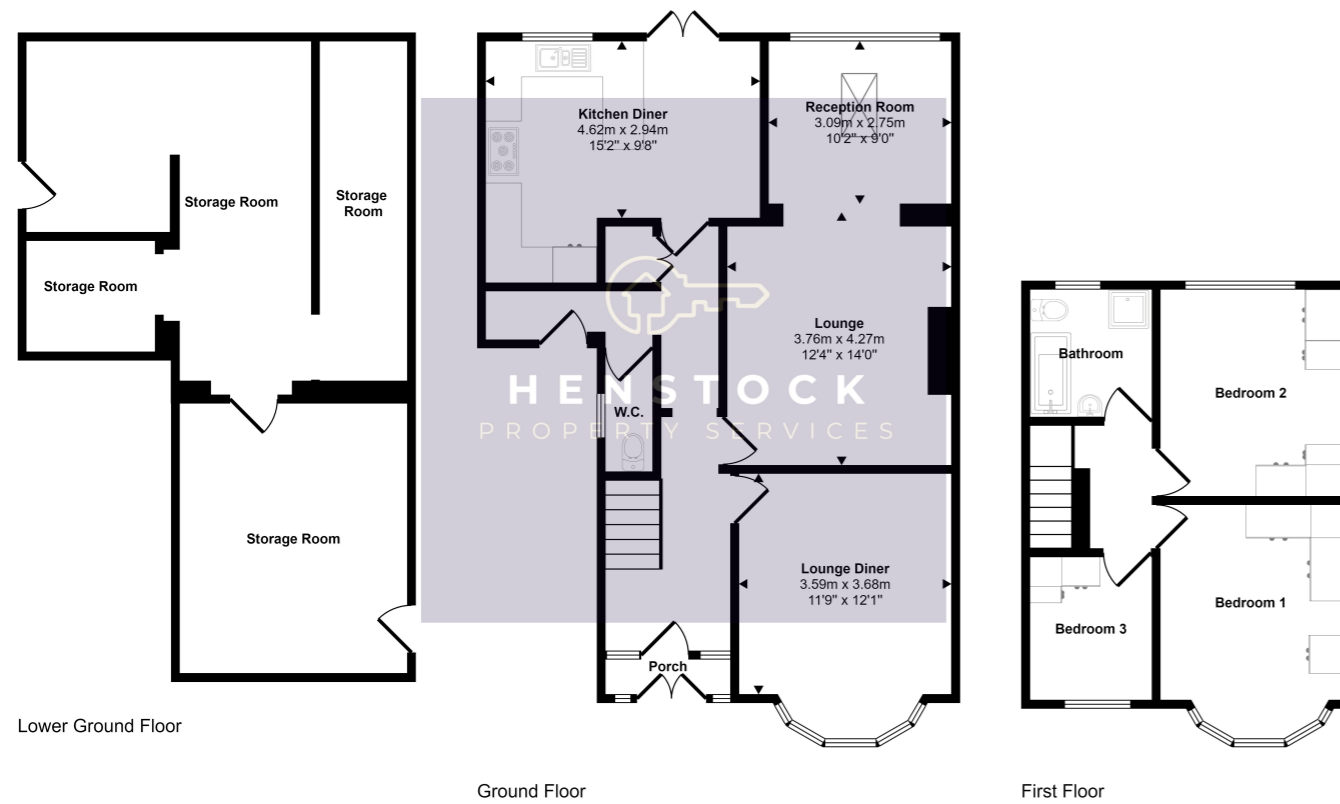




**HENSTOCK**  
PROPERTY SERVICES



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.



## 15 Parkside, Alkrington, Middleton, Manchester, Lancashire M24 1NL

- WOODSIDE LOCATION
- LARGER THAN AVERAGE PRIVATE AND ATTRACTIVE REAR GARDEN
- BACKING ONTO PRIVATE DINGLE
- 3 BEDROM EXTENDED SEMI DETACHED
- UPVC DOUBLE GLAZED WINDOWS
- REAR EXTENSION

**£335,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this generously sized extended 3 bed semi-detached family home with off road parking & larger than average rear garden situated on the extremely popular location of Alkrington's Woodside. The property boasts of three bedrooms with providing spacious surroundings, making it ideal for family living. The entrance hallway leads to a generous lounge with bay window overlooking the front of the home, separate rear reception room into sun room, downstairs WC, extended modern kitchen / diner.

### Entrance

Tiled porch with original feature front door with feature stained glass windows and panels.

### Hallway

Featuring traditional railed staircase, hard wood bamboo flooring. Storage cupboard. Double radiator.

### Front Lounge

3.47m x 4.44m (11' 5" x 14' 7") Into large picture bay window to front. Double radiator.

### Rear Lounge

3.85m x 3.97m (12' 8" x 13' 0") Modern feature fire place featuring white stone surround back panel and hearth inset coal effect living flame gas fire. Double radiator. Open plan to Sun Room overlooking rear garden.

### Sun Room

3.26m x 3.00m (10' 8" x 9' 10") Open Plan to rear large, large picture window looking out to the rear garden and dingle beyond. Single Radiator,

### Ground Floor WC

1.85m x 0.79m (6' 1" x 2' 7") Views to side with white suite featuring ccwc and sink.

### Extended Kitchen / Diner

4.15m x 2.66m (13' 7" x 8' 9") Kitchen Area Large L shaped space into recess, views across rear garden, open to dining space, modern cream units with butchers block style worktops, large double oven/grill, 5 gas ring hot plate stainless steel range style cooker with matching splash back and extractor hood. Stainless steel sink with chrome mixer tap, integral fridge/freezer partly tiled walls, tile effect flooring, central island to dining space.,

Dining Space 3.27m x 1.93m (10' 9" x 6' 4") Modern tile effect flooring, double patio doors to rear garden. Single radiator.

### Exterior

Front: Hard standing block paved off road parking to front leading to car port at side.

Rear: Larger than average rear garden stepping down over four levels, featuring a recently laid Indian Stone patio with side steps down to a second paved patio / partly lawned space, small door to access very large under floor storage. Further steps down to a paved seating area and established planted shrubberies. Final steps down to a lawned area with mature bushes and trees.

### Under Floor Storage

Large amount of under floor storage.

### Upper Floor

#### Bedroom 1

3.41m x 4.32m (11' 2" x 14' 2") Picture bay window to front with built in medium oak and glass high level modern wardrobes. Single radiator.

#### Bedroom 2

3.96m x 3.33m (13' 0" x 10' 11") Views to rear garden. Modern built in cream high level wardrobes featuring storage and drawer pack. Double radiator.

#### Bedroom 3

2.64m x 2.29m (8' 8" x 7' 6") Views to front, built in modern maple style wardrobes, drawers and desk. Single radiator.

#### Bathroom

2.48m x 2.21m (8' 2" x 7' 3") Views to rear, featuring modern white suite comprising of bath with flexi hose mixer tap / shower, ccwc, pedestal sink, larger corner shower cubicle with glass sliding doors, wall mounted mixer shower, fully tiled walls, tile effect floor, spotlights. Chrome heated towel rail.

