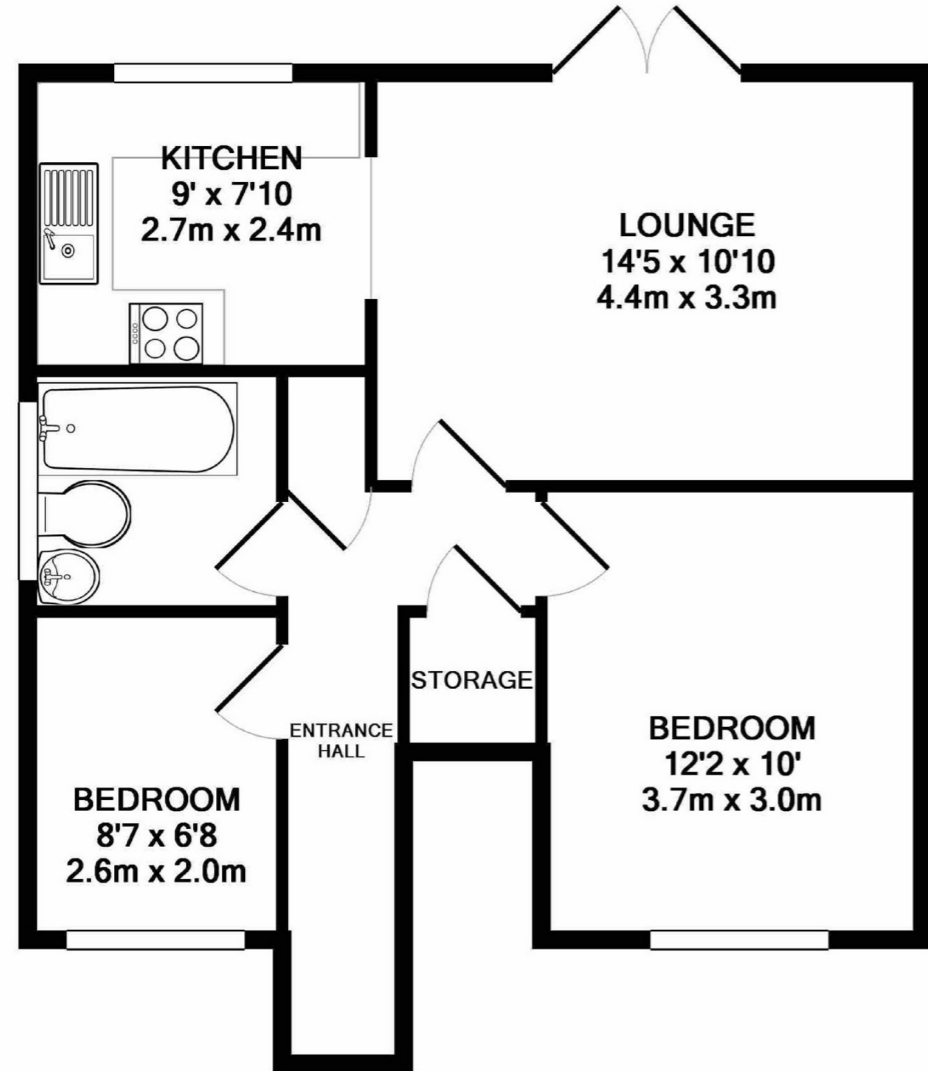




HENSTOCK
PROPERTY SERVICES

**SOLD
STC**



TOTAL APPROX. FLOOR AREA 524 SQ.FT. (48.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

54 Evesham Walk, Alkrington, Middleton, Manchester, Lancashire M24 1PW

- 2 BEDROOMED GROUND FLOOR APARTMENT
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- GOOD SIZED REAR GARDEN

- COUNCIL TAX BAND A
- LARGE PORTION OF THE SIDE GARDEN AREA ALSO INCLUDED (SEE PLAN IN PICTURES)
- CURRENTLY RENTED AT £700 P.C.M

£120,000



Ground Floor

Entrance

Entrance into L shaped hallway, bamboo wooden floor, under stair storage, single radiator.

Lounge

14' 2" x 11' 9" (4.32m x 3.57m) View to rear garden, oak effect laminate flooring, central feature wall mounted fire, double uPVC patio doors to rear garden, double radiator.

Bedroom 1

9' 11" x 9' 7" (3.01m x 2.92m) View to front, oak effect laminate flooring, double radiator.

Bedroom 2

8' 7" x 6' 9" (2.61m x 2.07m) View to front, oak effect laminate flooring, single radiator.

Kitchen

8' 10" x 7' 9" (2.69m x 2.37m) White modern units, blue marble effect worktops, white sink matching mixer taps, freestanding gas cooker, part tiled walls, tiled floor, plumbed for all services.

Bathroom

6' 4" x 6' 3" (1.92m x 1.90m) Modern white suite bath with over bath wall mounted electric shower, glass screen, close couple wc, vanity sink with storage below, spotlights, fully tiled walls, tiled floor, heated towel rail.

Exterior

Rear garden area; Block paved patio leading to wooden decked area with feature central wall, side lawn area.

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed semi detached family home set in this very popular residential area. The living accommodation briefly comprises; entrance hallway, lounge, modern fitted kitchen, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows, large portion of the side garden (confirmed on the land registry) and a good sized rear garden. Well situated within easy reach of all everyday amenities, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the junction 19 of the M60 motorway link.

