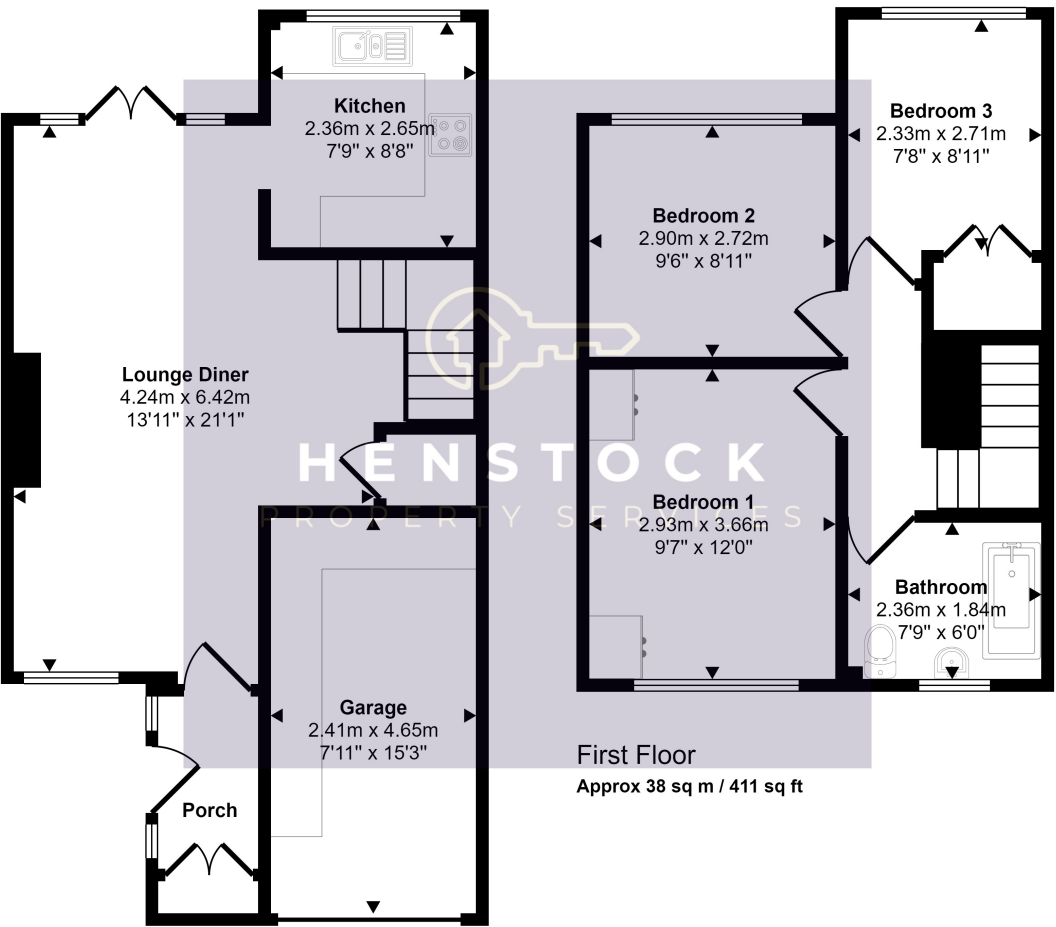
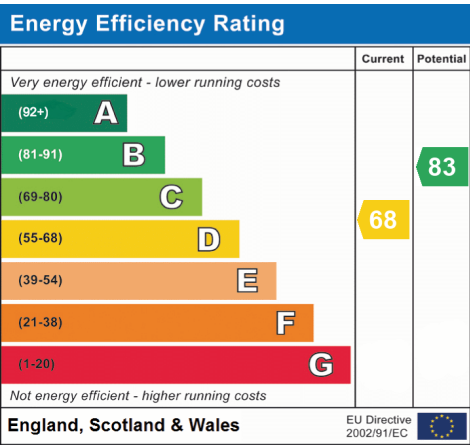


Approx Gross Internal Area
86 sq m / 930 sq ft



Ground Floor
Approx 48 sq m / 519 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



41 Schoolside Lane, Middleton, Manchester, Lancashire M24 4PD

- 3 BEDROOMED MID QUASI SEMI-DETACHED
- GAS CENTRAL HEATING
- NICELY PRESENTED THROUGHOUT
- DOUBLE GLAZING
- LARGE TWO TIER REAR GARDEN
- COUNCIL TAX BAND B
- PARKING TO FRONT LEADING TO GARAGE

£215,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed mid quasi semi detached family home set in this popular residential area. The living accommodation, which is well presented, briefly comprises; entrance porch into hallway, through lounge, kitchen/dining room, modern fitted kitchen, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows, off road parking to front leading to attached garage and a large private two tier 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 a short distance from the M60 & M62 motorway links.

Ground Floor

Entrance

Good sized porch into lounge with built in store/cloakroom, oak effect laminate flooring.

Through Lounge / Dining Room

22' 1" x 9' 9" (6.72m x 2.98m) Dual aspect views to front and rear, recess into stairway, central fireplace with coal effect gas fire inset into wall with marble plinth and surround, under stair storage, dog legged spindled staircase to upper floor, double patio doors to rear garden. 2 x Single radiators.

Kitchen

8' 11" x 7' 10" (2.72m x 2.38m) Views to rear garden, modern white high gloss units butchers block effect worktops. built in glass and brushed chrome electric double oven / grill, ceramic hob with chimney extractor, stainless steel sink with chrome mixer tap, half tiled walls, free standing dishwasher, spotlights, oak effect laminate flooring.

Attached Garage

16' 4" x 8' (4.99m x 2.44m) Electric roller shutter with door to front, power and lighting, plumbed for washing machine.

Exterior

Front: Large block paved driveway to front, recently fitted York stone style steps and path.

Rear: Two tier garden. The upper tier has a paved patio and features an AstroTurf central area and wooden decked area, gate to lower tier which is also has features AstroTurf.

*Please note that the lower tier of the garden is leased from the Local Authority at approx. £80 P/A.

Upper Floor

Bedroom 1

12' 2" x 10' (3.71m x 3.05m) Views to front, modern fully fitted wood grain, medium oak wardrobes and furniture. Single radiator.

Bedroom 2

10' 1" x 9' 2" (3.07m x 2.79m) Views to rear garden, single radiator.

Bedroom 3

10' 2" x 8' (3.11m x 2.45m) Views to rear garden, built in cupboard. Single radiator.

Bathroom

7' 11" x 6' 2" (2.41m x 1.87m) White modern suite comprising of jacuzzi bath, floating sink, ccwc, glass and chrome shower screen, wall mounted mixer shower, fully tiled walls, tiled floor, single radiator.

