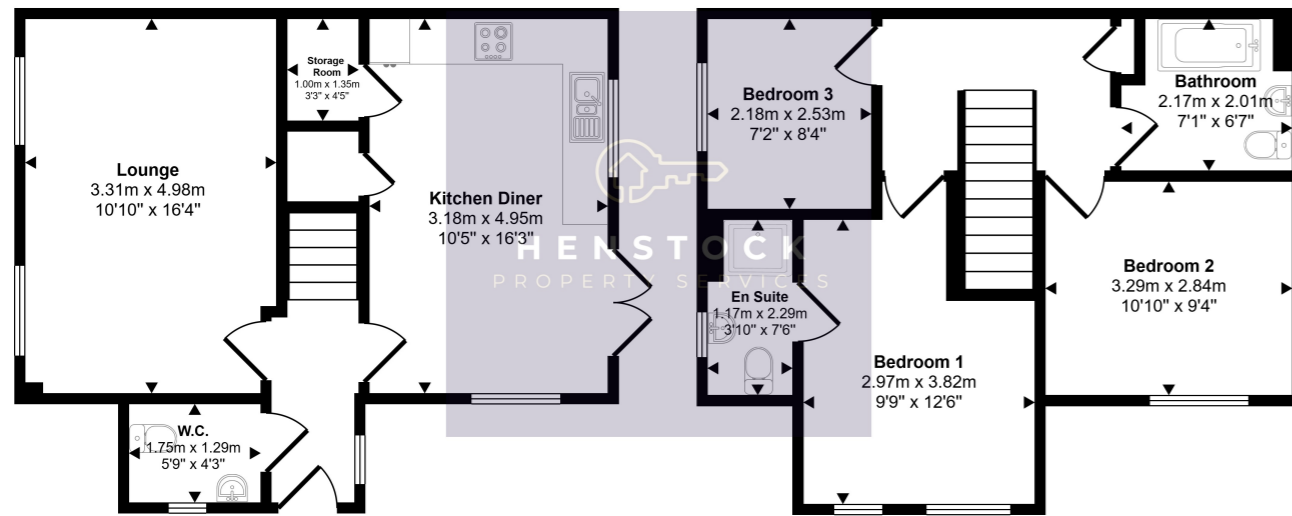




HENSTOCK
PROPERTY SERVICES



Approx Gross Internal Area
86 sq m / 923 sq ft



Ground Floor
Approx 43 sq m / 462 sq ft

First Floor
Approx 43 sq m / 460 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

75 Latrigg Crescent, Middleton, Manchester, Lancashire M24 4LP

- FREEHOLD!
- GENEROUS PLOT
- OVERLOOKING GREEN SPACE TO REAR
- MODERN 3 BEDROOM SEMI DETACHED
- IMMACULATELY PRESENTED INTERIOR & EXTERIOR
- EN SUITE SHOWER ROOM
- GROUND FLOOR WC

£285,000



PROPERTY DESCRIPTION

FREEHOLD! - Henstock Property Services is proud to present this distinguished 3-bedroom semi-detached residence, seamlessly blending luxury with modern comforts. Nestled in a tranquil and secluded setting, with views over the greenbelt, this property offers a serene backdrop for family life while maintaining convenient access to essential amenities. The home boasts a spacious and thoughtfully landscaped rear garden, enhancing its charming exterior and promising an ideal environment for family living. Situated in a highly sought-after, peaceful location, this elegant residence embodies sophistication and warmth. The recently updated interiors are designed with meticulous attention to detail, creating a refined retreat for those desiring a balance of contemporary elegance and homely charm. Prominent features include a beautifully appointed rear garden, perfect for alfresco entertaining, a master bedroom with a private ensuite shower room, a well-proportioned kitchen/diner complete with a practical pantry, a cozy lounge, and a convenient downstairs WC. The property also benefits from additional land to the side and ample off-road parking, taking full advantage of its position on one of the more expansive plots within the development. Ideally located in a prestigious residential area, this impressive home provides the ideal blend of a peaceful location overlooking scenic green space and easy access to everyday amenities. The property is conveniently positioned near respected schools, a variety of shops and supermarkets, and numerous leisure and fitness facilities, ensuring convenience for daily living. Public transport options are readily accessible, and the M60 and M62 motorway links are within close reach, enhancing connectivity for commuters and families alike. This exceptional property represents a unique opportunity for refined living, offering a sophisticated lifestyle in an enviable and well-connected setting.

Lounge

3.31m x 4.98m (10'10" x 16'4")

Kitchen / Diner

3.18m x 4.95m (10'5" x 16'3")

Downstairs WC

1.75m x 1.29m (5'9" x 4'3")

Exterior

Front: Pathway to front door.

Side: Large side lawned garden area with hard standing off road parking.

Rear: An impeccably landscaped rear garden showcasing elegantly crafted sleeper beds with a diverse selection of mature plantings, a well-maintained lawn, and a refined Indian stone-style patio. This meticulously curated outdoor space enjoys an element of privacy due to directly backing on to the serene greenbelt beyond, offering an exclusive blend of privacy and natural beauty.

Upper Floor

Master Bedroom

2.97m x 3.82m (9'9" x 12'6")

En Suite

1.17m x 2.29m (3'10" x 7'6")

Bedroom 2

3.29m x 2.84m (10'10" x 9'4")

Bedroom 3

2.18m x 2.53m (7'2" x 8'4")

