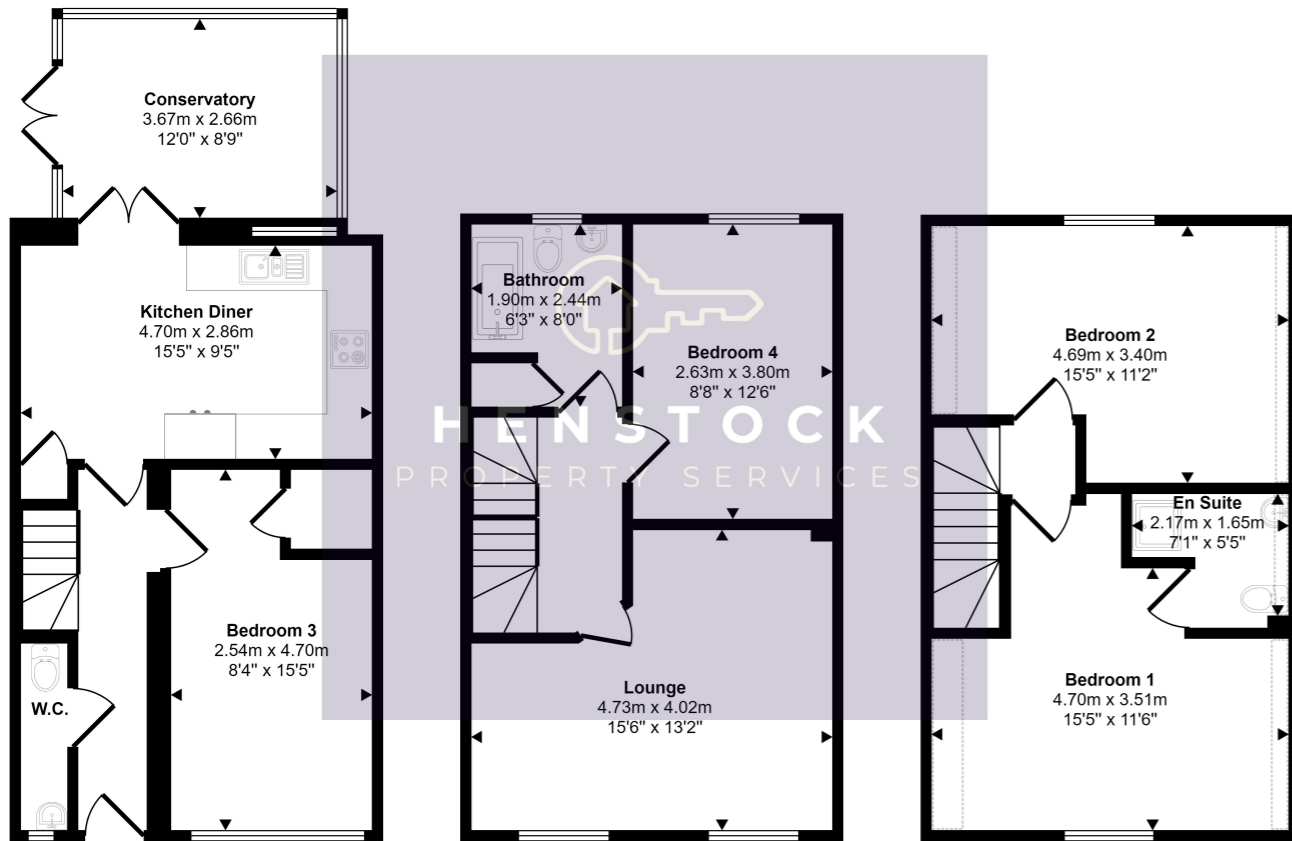


Approx Gross Internal Area  
123 sq m / 1326 sq ft



Ground Floor  
Approx 48 sq m / 515 sq ft

First Floor  
Approx 38 sq m / 407 sq ft

Second Floor  
Approx 38 sq m / 404 sq ft

Denotes head height below 1.5m

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



## 1 Silk Mill Way, Alkrington, Middleton, Manchester, Lancashire M24 1QJ

- 4 BEDROOMED END TOWN HOUSE SET OVER 3 FLOORS
- NO CHAIN
- MASTER EN-SUITE SHOWER ROOM
- REAR CONSERVATORY
- GROUND FLOOR W.C

**£295,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well presented 4 bedroomed end town house set in this popular residential area. The living accommodation, set over 3 floors, briefly comprises; entrance hallway with ground floor w.c, ground floor bedroom/reception room, modern fitted kitchen, rear conservatory. To the middle floor there is the main lounge, 3rd bedroom and family bathroom. The top floor has 2 more bedrooms plus a master en-suite shower. The property also has the benefit of gas central heating, double glazed windows, boarded loft for storage and a paved garden to side and rear. Ideally situated in this extremely popular spot 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

Hallway.

### Ground Floor W.C

### Bedroom 3 / 2nd Reception

4.7m x 2.54m (15' 5" x 8' 4") views to front, storage cupboard housing boiler.

### Kitchen/Diner

4.7m x 2.86m (15' 5" x 9' 5") good range of wall and base units with complimentary worktops, 1 1/2 bowl sink and drainer with chrome mixer tap, built in electric oven with 5 ring gas hob, integrated fridge and freezer, plumbed for washer, door to conservatory, under stair storage, tiled floor, room for dining suite.

### Conservatory

3.67m x 2.66m (12' 0" x 8' 9") with glass roof giving plenty of natural light, door to rear garden.

## FIRST FLOOR

### Main Lounge

4.73m x 4.02m (15' 6" x 13' 2") 2 windows to front.

### Bedroom 4

2.63m x 3.8m (8' 8" x 12' 6") views to rear.

### Bathroom

1.9m x 2.44m (6' 3" x 8' 0") modern white suite comprising; bath with over mixer shower and glass screen, close coupled w.c, sink, storage cupboard

## 2nd FLOOR

### Bedroom 1

4.7m x 3.51m (15' 5" x 11' 6") views to front, door to shower room.

### En-Suite Shower

2.17m x 1.65m (7' 1" x 5' 5") L shaped, recessed shower cubicle

### Bedroom 3

4.69m x 3.4m (15' 5" x 11' 2") views to rear.

### Exterior

Block paved off road parking to front. Paved garden to side and rear.

