



**HENSTOCK**  
PROPERTY SERVICES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>89</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 37 Cypress Street, Middleton, Manchester, Lancashire M24 2HF

- 3 BEDROOMED SEMI DETACHED
- DOUBLE EXTENDED
- COUNCIL TAX BAND B
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED WINDOWS
- OFF ROAD PARKING
- REAR GARDEN

**£220,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed double extended semi detached family home which is very well presented. The living accommodation briefly comprises; entrance porch, front lounge, kitchen leading through to dining area, utility room, 2nd reception/playroom, 3 bedrooms and a 4 piece family bathroom. The property also has the benefit of gas central heating, double glazed windows, off road parking to front and a good sized garden to 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

Porch leading into front lounge.

### Front Lounge

5.22m x 3.75m (17' 2" x 12' 4") views to front, small cloakroom, open splindled staircase, oak effect laminate flooring, 2 double radiators.

### Kitchen

3.75m x 2.76m (12' 4" x 9' 1") views to rear, modern white high gloss units, black marble style worktops, built in single electric oven, 4 ring gas hob, extractor, black Asterite sink, matching mixer tap, part tiled walls, spotlights, oak effect laminate flooring, arch to extended dining room leading to utility area/4th bedroom, single radiator.

### Dining Room

3.38m x 2.13m (11' 1" x 7' 0") views to rear, double patio doors to rear garden, oak effect laminate flooring, door to utility area, single radiator.

### Utility Area

2.19m x 2.14m (7' 2" x 7' 0") built in storage cupboard, worktop with washer/dryer spaces below, grey oak effect laminate flooring.

### Ground Floor Reception/Play Room

3.49m x 2.07m (11' 5" x 6' 9") views to front.

## FIRST FLOOR

### Bedroom 1

3.74m x 2.75m (12' 3" x 9' 0") views to rear, built in walk in wardrobe (1.83m x 1.03m), fully fitted high level modern wardrobes, single radiator.

### Bedroom 2

2.78m x 2.37m (9' 1" x 7' 9") built in storage cupboard, views to front, single radiator.

### Bedroom 3

2.23m x 3.4m (7' 4" x 11' 2") L shaped, views to front, single radiator.

### Bathroom

3.02m x 2.09m (9' 11" x 6' 10") modern white suite comprising; bath, double base walk in sliding door shower cubicle with wall mounted flexi hose and rain shower, vanity combination sink and w,c with drawer pack below, fully tiled walls, spotlights, grey oak effect laminate flooring, extractor, single radiator.

### Exterior

Front garden - tarmaced creating off road parking.

Rear garden - half York stone style paved, half slate chippings, raised wooden decked patio.

