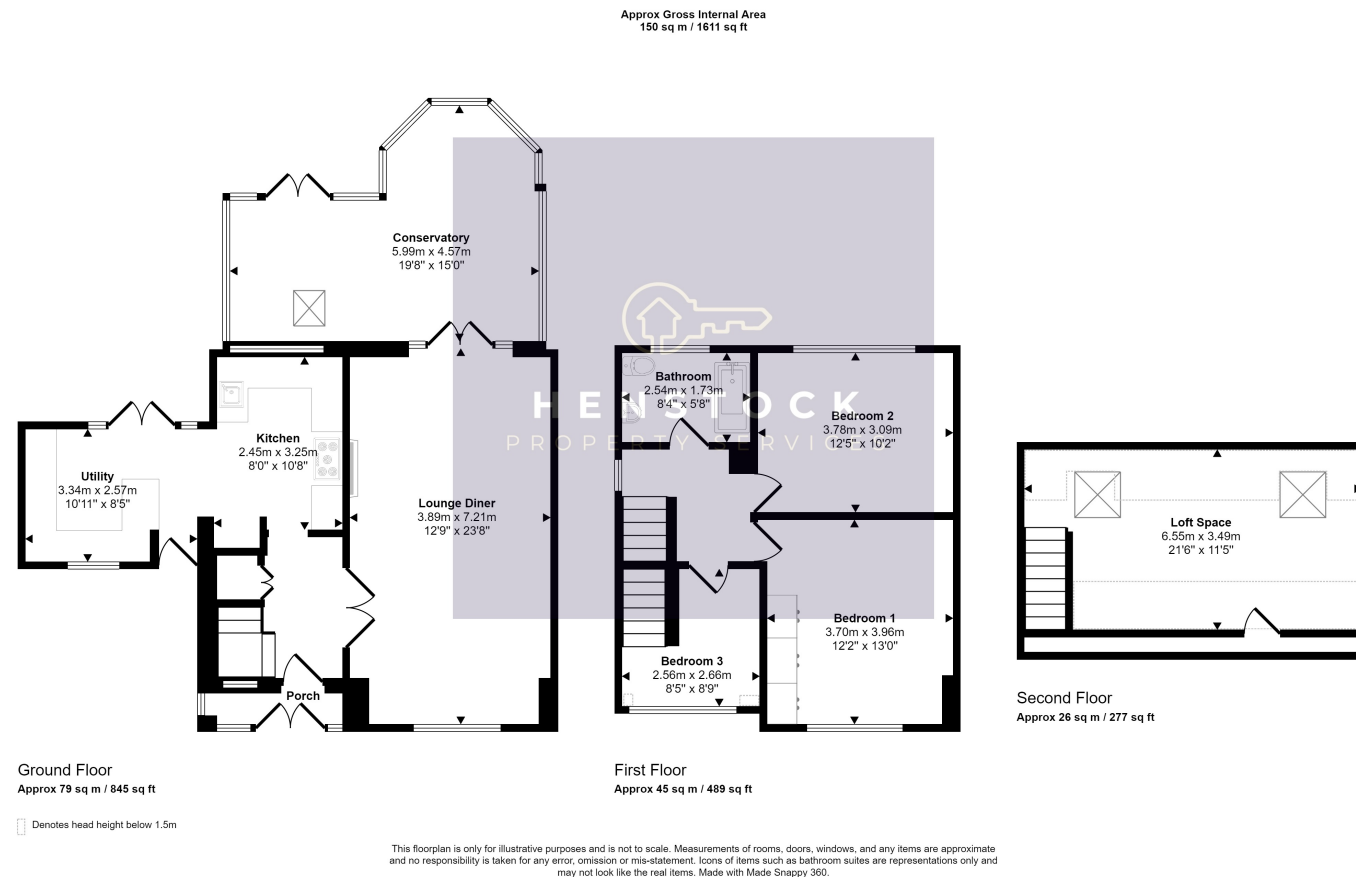




**HENSTOCK**  
PROPERTY SERVICES



## 65 York Road East, Alkrington, Middleton, Manchester, Lancashire M24 1RJ

- 3 BEDROOMED END TERRACED
- COUNCIL TAX BAND A
- FREEHOLD
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- OFF ROAD PARKING TO FRONT
- LOFT ROOM WITH STAIR ACCESS

**Offers in Excess of £220,000**





## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this pleasant 3 bedroomed end terraced family home set in this popular residential area. The living accommodation briefly comprises; entrance porch into hallway, lounge/dining room, conservatory, modern fitted kitchen, 3 bedrooms and a bathroom with stairs up to loft space (with power and lighting). The property also has the benefit of gas central heating, double glazed windows, driveway to front and a good sized lawned 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

Entrance porch into hallway, tiled floor. Hallway 2.77m x 1.67m (9' 1" x 5' 6") with open spindled staircase, oak effect laminate flooring, French doors to lounge.

### Lounge/Diner

3.89m x 7.21m (12' 9" x 23' 8") dual aspect views to front and rear, feature fireplace with built in modern electric flame effect fire, 2 double radiators

### Conservatory

5.99m x 4.57m (19' 8" x 15' 0") L shaped, views to rear, double patio doors to rear garden ,oak effect laminate flooring, double radiator.

### Kitchen (endended)

2.97m x 6.23m (9' 9" x 20' 5") grey matt modern units, butchers block style worktops, stainless steel sink with chrome mixer tap, 5 ring range gas cooker, tiled floor, extended area plumbed for washer and dryer, 2nd door to front and double patio doors to rear garden, single radiator.

## FIRST FLOOR

### Bedroom 1

3.7m x 3.96m (12' 2" x 13' 0") picture bay window to front, built in modern white and glass panelled wardrobes, double radiator.

### Bedroom 2

3.78m x 3.09m (12' 5" x 10' 2") built in oak style modern workstation with storage cupboard above and below, oak effect laminate flooring, single radiator.

### Bedroom 3

2.56m x 2.66m (8' 5" x 8' 9") L shaped, views to front, stairs to loft space, single radiator.

### Bathroom

2.54m x 1.73m (8' 4" x 5' 8") white modern suite comprising; large bath with over bath wall mounted flexi hose and rain shower, glass and chrome screen, vanity sink with large mirror and storage, close coupled w.c, spotlights, fully tiled walls, tiled floor, single radiator.

## LOFT SPACE

### Loft space

6.55m x 3.49m (21' 6" x 11' 5") boarded out walls, solid flooring, carpeted, 2 roof velux style windows, spotlights, storage into eaves, double radiator.

### Exterior

Gated off road parking with planted side borders. Large rear garden area, part covered decked area, paved path, side planted borders, fenced in animal area, central lawn, single shed, raised vegetable beds.

