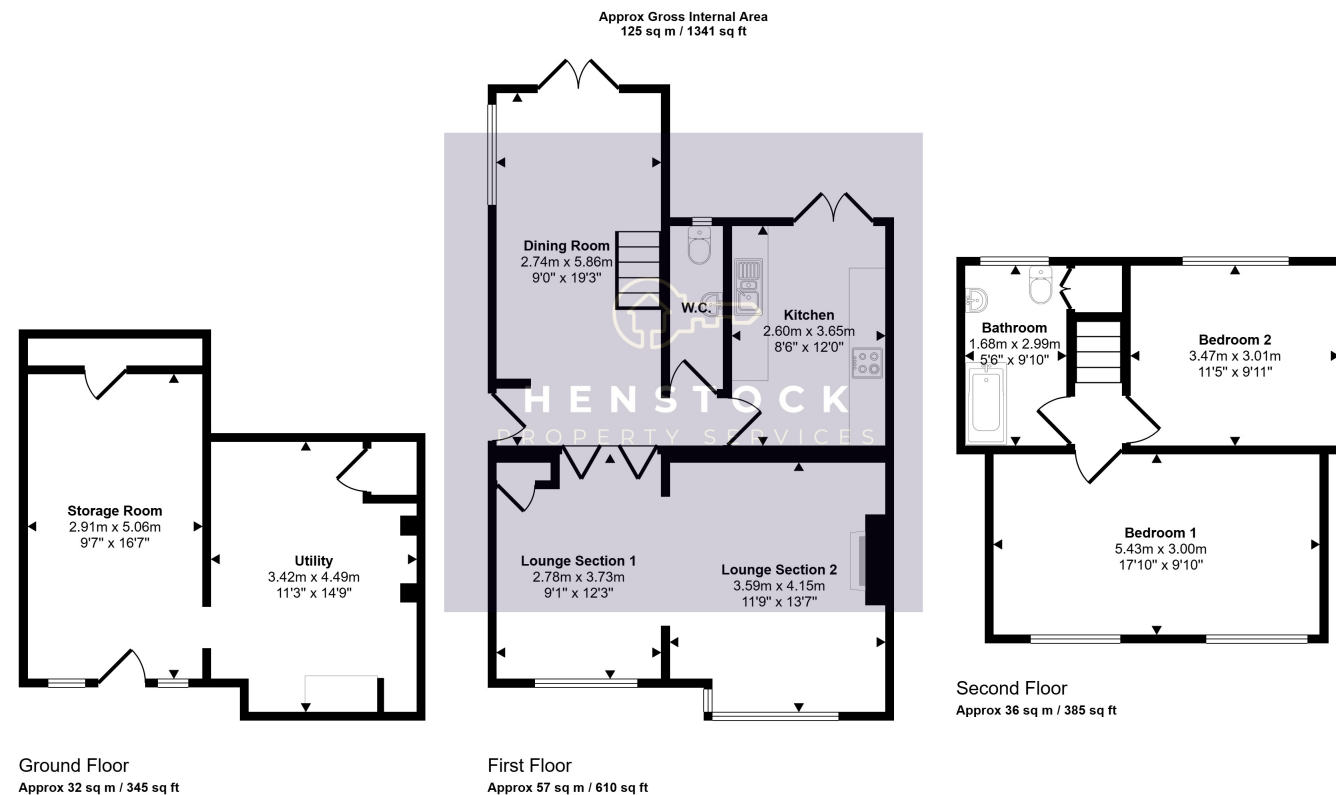


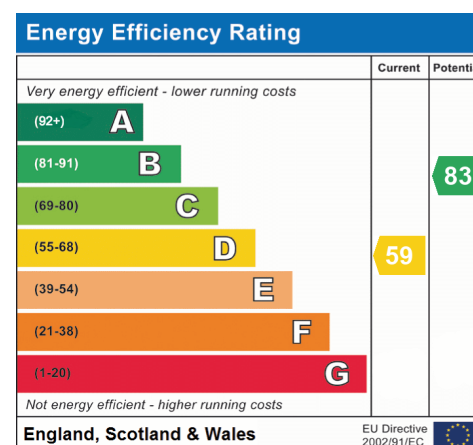


HENSTOCK

PROPERTY SERVICES



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.



42 Clough Road, Middleton, Manchester, Lancashire M24 2NQ

- 3 BEDROOMED SPLIT LEVEL SEMI DETACHED
- EPC RATING D
- COUNCIL TAX BAND C
- OFF ROAD PARKING TO FRONT
- GROUND FLOOR W.C
- LOWER GROUND FLOOR STORAGE AND UTILITY SPACE
- FREEHOLD

£235,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed split level semi detached family home set in this popular residential area. The living accommodation briefly comprises; entrance into dining room, large front lounge, ground floor w.c, fitted kitchen, 2 bedrooms and bathroom. There is also 2 lower ground floor storage and utility spaces, access from the front driveway. The property also has the benefit of gas central heating, double glazed windows, off road parking to front and a large lawned garden to rear. Ideally situated within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

BASEMENT LEVEL

Storage Room

2.91m x 5.06m (9' 7" x 16' 7") power and lighting, door to front.

Utility Room

3.42m x 4.49m (11' 3" x 14' 9") power and lighting, plumbed for washer and dryer, small built in store to rear.

UPPER GROUND LEVEL

Entrance

Side steps from ground level up to side main entrance.

Extended Dining Room

2.74m x 5.86m (9' 0" x 19' 3") views to side and rear, open spindled staircase, folding french doors to front lounge, door to kitchen, grey oak effect laminate flooring, double patio doors to rear garden, double radiator.

Front Lounge in 2 Sections

Section 1 - 2.78m x 3.73m (9' 1" x 12' 3") views to front, double folding doors to dining room, machine oak flooring, small cloak room, double radiator.

Section 2 - 3.59m x 4.15m (11' 9" x 13' 7") views to front, central feature fireplace, machined oak flooring, double radiator.

Ground Floor W.C

Modern white suite with close coupled w.c, sink, fully tiled walls, oak flooring, spotlights.

Kitchen

2.6m x 3.65m (8' 6" x 12' 0") views to rear, modern cream shaker style units, black marble style worktops, built in double electric oven/grill, 4 ring gas hob, extractor, 1 1/2 bowl stainless steel sink, plumbed for dishwasher, part tiled walls, double patio doors to rear garden, machined oak flooring, double radiator.

FIRST FLOOR

Bedroom 1

5.43m x 3m (17' 10" x 9' 10") views to front and greenspace beyond, 2 double radiators.

Bedroom 2

3.47m x 3.01m (11' 5" x 9' 11") views to rear, double radiator.

Bathroom

1.68m x 2.99m (5' 6" x 9' 10") views to rear, modern white suite comprising; P shaped bath with over bath wall mounted mixer shower, sink, close coupled w.c, fully tiled walls, extractor, tile effect laminate flooring, chrome heated towel rail.

Exterior

Front garden area - paved for off road parking. Rear garden - part paved / part wooden decked patio, steps up to 2nd wooden decked raised seating area up to large lawn, then onto 3rd wooden decked patio/seating area.

