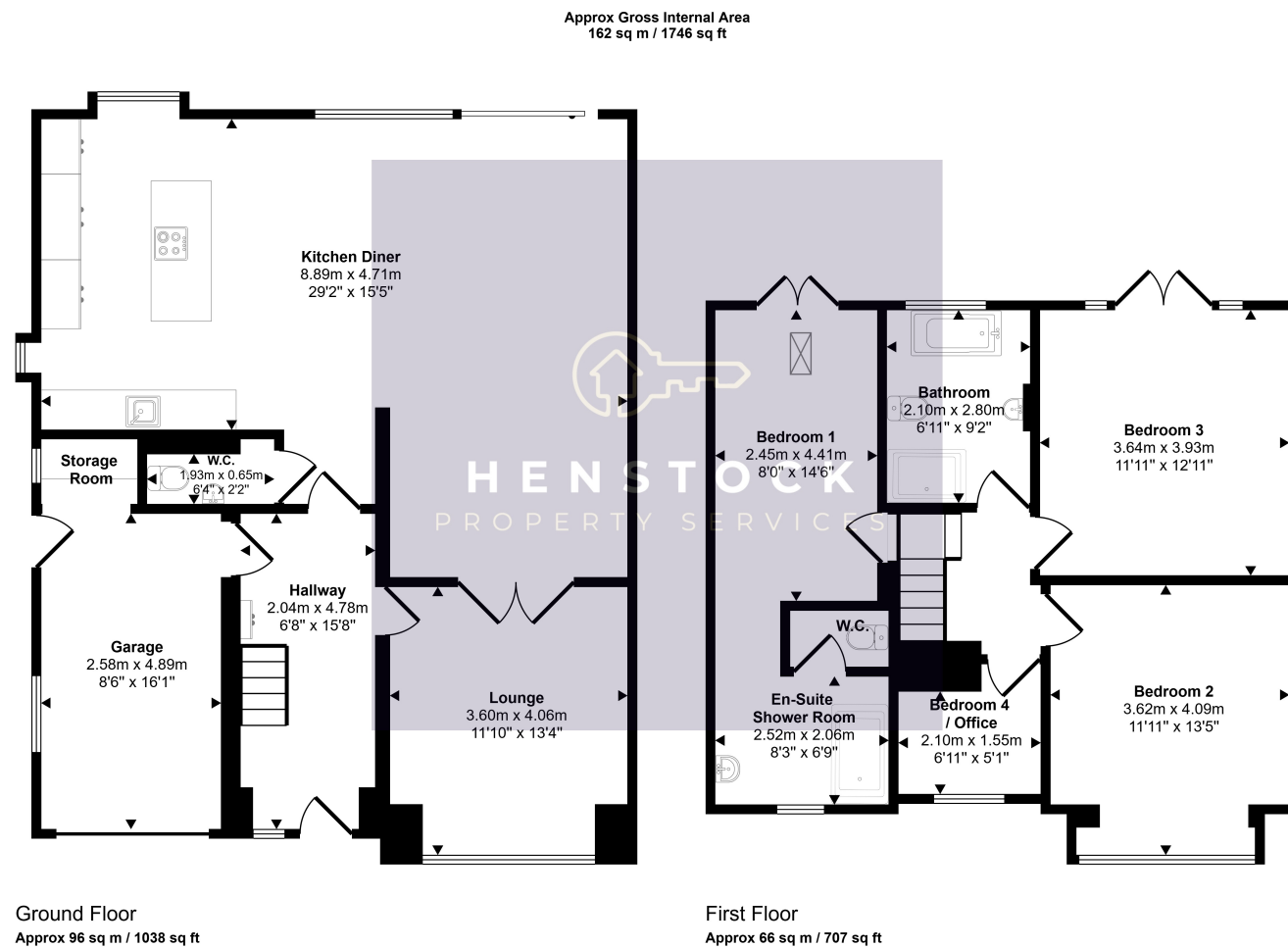




HENSTOCK
PROPERTY SERVICES



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.

8 Dingle Road, Woodside, Alkrington, Middleton, Manchester, Lancashire M24 1NH

- FULLY REFURBISHED 4 BEDROOMED DETACHED
- NO CHAIN
- COUNCIL TAX BAND E
- LEASEHOLD
- GARAGE WITH ROLLER DOOR
- GREENSPACE VIEWS TO REAR
- CONTROL 4 - SMART HOME SYSTEM

Offers in Region of £850,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market fully refurbished 4 bedroomed detached family home set in this very desirable "Woodside" area of Alkrington. The living accommodation briefly comprises; entrance hallway, front lounge, large open plan kitchen/living/dining area with sliding doors to rear, ground floor w.c, integral garage and utility area, 4 bedrooms (master en-suite shower) and a family bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows, off road parking to front and a pleasant split level garden to rear. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links.

GROUND FLOOR

Entrance Hallway

2.04m x 4.78m (6' 8" x 15' 8") cast iron modern design spindled staircase, oak effect laminate flooring, door to garage, Victorian column radiator.

Front Lounge

3.6m x 4.06m (11' 10" x 13' 4") into picture bay window to front, spotlights, oak effect laminate flooring, double ornate French doors to dining /kitchen area, Victorian style radiator.

Kitchen open to Dining Area

8.89m x 4.71m (29' 2" x 15' 5") Kitchen - doorway to hallway, white modern units with grey marble style worktops, moulded single sink unit with chrome mixer tap, high level built in 4 part (Siemens) double oven, grill and drinks dispenser, large integral high level Fridge (Siemens) with freezer drawers below, integral dishwasher (Siemens) with central island with Siemens electric hob and built in fan extractor, generous drawer space below and breakfast bar, feature lighting, oak effect laminate flooring, Victorian style radiator. Dining Area - views to rear, feature part wood panelled / part mirrored walls, oak effect flooring, French door to front lounge, large sliding patio doors to rear garden area, Victoria style radiator.

Ground Floor W.C

1.93m x 0.65m (6' 4" x 2' 2") into recess, floating w.c, wall mounted sink, oak effect laminate flooring, spotlights, extractor, single radiator.

Side Garage and Utility Room

2.58m x 4.89m (8' 6" x 16' 1") recessed utility space, up and over electric roller door to front, power and lighting, plumbed for washer and dryer, door to side, control 4 smart home system in place.

FIRST FLOOR

Bedroom 1

2.45m x 4.41m (8' 0" x 14' 6") patio door to rear overlooking greenspace, archway to en-suite, single radiator.

En-Suite Shower/W.C

2.52m x 2.06m (8' 3" x 6' 9") large glass pannelled walk in double shower cubicle with flexi hose and rain showers, wall mounted floating vanity sink with storage below, separate w.c, fully marble tiled walls and floor, brushed gold fittings, spotlights, extractor, single radiator.

Bedroom 2

3.62m x 4.09m (11' 11" x 13' 5") into picture bay window to front, spotlights, double radiator.

Bedroom 3

3.64m x 3.93m (11' 11" x 12' 11") views to rear through double patio doors to flat roof Veranda (awaiting planning approval), spotlights, single radiator.

Bedroom 4

2.1m x 1.55m (6' 11" x 5' 1") spotlights, single radiator.

Main Bathroom

2.10m x 2.8m (6' 11" x 9' 2") double walk in glass pannelled shower cubicle, wall mounted mixer flexi hose and drop head rain shower, freestanding bath with chrome flexi hose shower / mixer tap, close coupled w.c, floating vanity sink with storage below, marble tiled walls and floor, spotlights, extractor, chrome heated towel rail.

Exterior

Front Garden Area - resin printed off road parking with remote controlled electric gate. Rear garden - Large resin decked patio / seating areas with steps down to 2nd large resin decked areas. Further steps down to lawned area with storage space underneath. Built in lighting, power points and water supply.

