

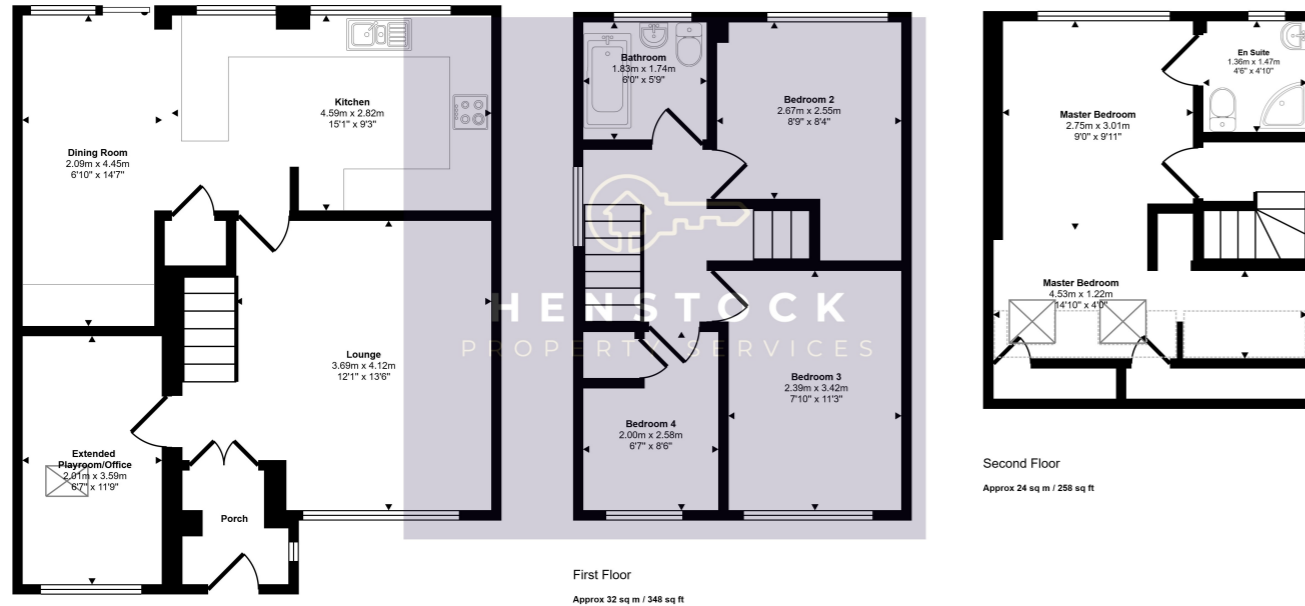


HENSTOCK

PROPERTY SERVICES



Approx Gross Internal Area
109 sq m / 1171 sq ft



Ground Floor
Approx 52 sq m / 565 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.

112 Hereford Way, Middleton, Manchester, Lancashire M24 2NL

- 4 BEDROOMED EXTENDED SEMI DETACHED
- FREEHOLD
- COUNCIL TAX BAND B
- VERY NICELY PRESENTED THROUGHOUT
- GAS CENTRAL HEATING
- DRIVEWAY FOR OFF ROAD PARKING
- MASTER BEDROOM WITH EN-SUITE AND WALK IN WARDROBE

£325,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this very nicely presented 4 bedroomed extended semi-detached family home set in this popular residential area. The living accommodation briefly comprises; porch leading into front lounge, extended playroom/office, open plan kitchen and dining room, 3 bedrooms and bathroom on the middle floor, with the master bedroom on the top floor with en-suite shower and walk in wardrobe. The property also has the benefit of gas central heating, double glazed windows, driveway to front for off road parking and a pleasant rear garden with pergola covered seating area (with power and water supply). 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.

GROUND FLOOR

Entrance

Porch leading into front lounge with tiled floor and French doors into lounge, single radiator.

Front Lounge

3.69m x 4.12m (12' 1" x 13' 6") views to front, open spindled staircase, oak effect laminate flooring, door to playroom/office, double radiator.

Extended Playroom/Office

2.01m x 3.59m (6' 7" x 11' 9") views to front, paneled wall, oak effect laminate flooring, velux style roof window, single radiator.

Kitchen

4.59m x 2.82m (15' 1" x 9' 3") Open to dining room, modern grey units, butchers block style worktops, built in double oven/grill, electric 4 ring gas hob, extractor, 1 1/2 bowl stainless steel sink and chrome mixer tap, plumbed for washer and dryer, oak effect laminate flooring, part tiled walls, spotlights, central island/breakfast bar to dining room, velux style roof window.

Dining Room

2.09m x 4.45m (6' 10" x 14' 7") extended to side, built in bar area, oak effect laminate flooring, sliding patio door to rear garden, under stair storage, single radiator.

FIRST FLOOR

Bedroom 2

2.67m x 2.55m (8' 9" x 8' 4") views to rear, under stair space for table, single radiator.

Bedroom 3

2.39m x 3.42m (7' 10" x 11' 3") Views to front, spotlights, single radiator.

Bedroom 4

2m x 2.58m (6' 7" x 8' 6") L shaped, built in storage, oak effect laminate flooring, single radiator.

Bathroom

1.83m x 1.74m (6' 0" x 5' 9") white modern suite comprising; bath with over bath flexi hose/rain head mixer showers, floating sink, close coupled w.c, fully tiled walls, tiled floor, spotlights, chrome heated towel rail.

SECOND FLOOR

Master Bedroom

2.75m x 4.33m (9' 0" x 14' 2") views to rear, 2 velux style roof windows.

Walk in Wardrobe

Single radiator.

En-Suite Shower

1.36m x 1.47m (4' 6" x 4' 10") Single shower cubicle, wall mounted mixer shower, floating vanity sink, close coupled w.c, half tiled walls, tiled floor, extractor, spotlights, single radiator.

Exterior

Front garden - Mostly block paved off road parking with side lawn. External cold tap behind the seating area.

Rear Garden - Paved patio with Pergola seating area with two external electrical sockets, plus a hot and cold tap. Central lawn and raised wooden decked patio, planted borders and single shed.

