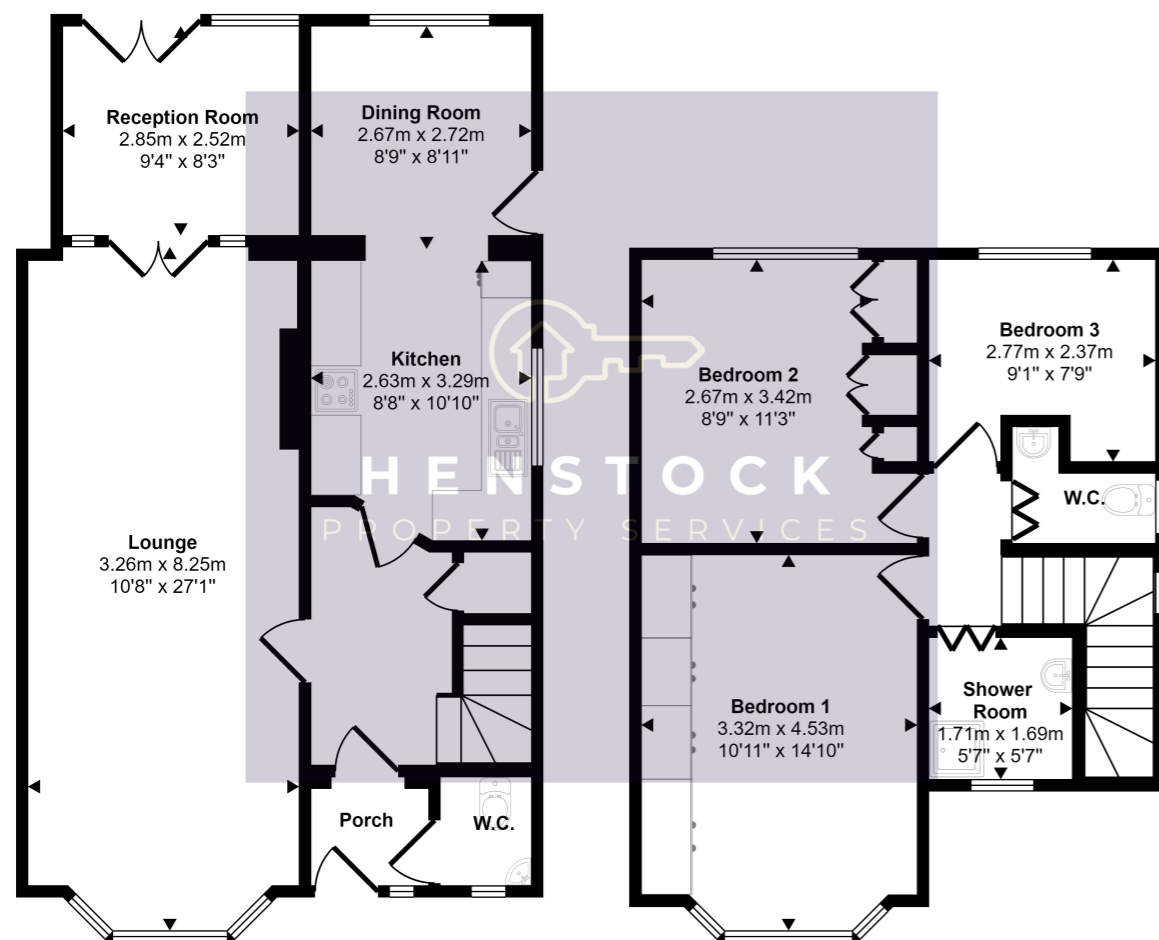


Approx Gross Internal Area
106 sq m / 1143 sq ft



Ground Floor
Approx 63 sq m / 675 sq ft

First Floor
Approx 44 sq m / 468 sq ft

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.



HENSTOCK
PROPERTY SERVICES



3 Gainford Gardens, Moston, Manchester, Lancashire M40 5GJ

- 3 BEDROOMED SEMI DETACHED FAMILY HOME
- FREEHOLD
- GAS CENTRAL HEATED
- DOUBLE GLAZED WINDOWS
- PARKING TO FRONT
- GROUND FLOOR W.C
- REAR GARDEN

£250,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed traditional semi-detached family home set in this quiet cul-de-sac. The accommodation briefly comprises; entrance porch into hallway with ground floor w.c, through lounge, rear sunroom, fitted kitchen with dining room, 3 bedrooms and a bathroom with separate w.c. The property also has the benefit of gas central heating, double glazed windows, off road parking to front and a rear garden with brick built shed. 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

Porch leading into hallway, tiled floor with door to ground floor w.c.

Hallway with under stair storage, oak effect laminate flooring, double radiator.

Ground floor W.C

With close coupled w.c, sink, tiled floor.

Large Through Lounge

3.26m x 8m (10' 8" x 26' 3") picture bay window to front, central feature fireplace with stone surround, marble back panel and hearth, period style electric fire, French doors to extended sunroom to rear, 2 double radiators.

Sunroom

2.85m x 2.52m (9' 4" x 8' 3") views to rear, French doors from lounge, double patio doors to rear garden, double radiator.

Extended Kitchen/Diner

Kitchen Area - 2.63m x 3.29m (8' 8" x 10' 10") arch to dining area, views to side, modern cream units with black marble effect worktops, integral fridge/freezer, stainless steel sink with chrome mixer tap, plumbed for washer and gas cooker, integral dishwasher, stone effect laminate flooring.

Dining Area 2.67m x 2.72m (8' 9" x 8' 11") views to rear garden, laminate flooring, door to rear, double radiator.

FIRST FLOOR

Bedroom 1

3.32m x 4.53m (10' 11" x 14' 10") bay window to front, modern white built in wardrobes, single radiator.

Bedroom 2

2.67m x 3.42m (8' 9" x 11' 3") views to rear, modern white built in wardrobes, double radiator.

Bedroom 3

2.77m x 2.37m (9' 1" x 7' 9") L shaped into recess, views to rear, oak effect laminate flooring, double radiator.

Wetroom

1.71m x 1.69m (5' 7" x 5' 7") walk in double adapted shower area with low level wall mounted electric shower, sink, fully tiled walls, single radiator.

Separate W.C

1.79m x .76m (5' 10" x 2' 6") close coupled w.c, sink, tiled walls, oak effect laminate flooring.

Exterior

Front - off road parking to front with block paved garden.

Rear Garden - paved side paths, double brick built store/shed, block paved rear garden with raised flowerbed borders.

