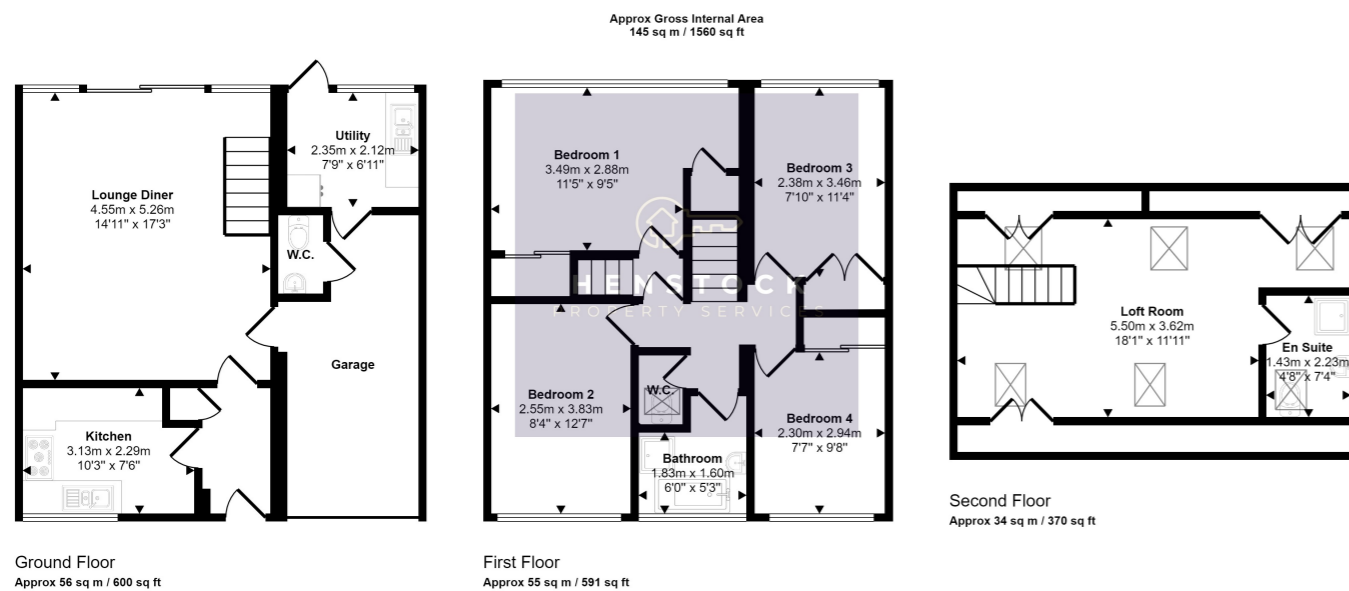




HENSTOCK
PROPERTY SERVICES



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.



417 Mainway East, Alkrington, Middleton, Manchester, Lancashire M24 1RD

- 4 BEDROOMED MID TERRACED
- LOFT ROOM WITH STAIR ACCESS
- SHOWER ROOM IN LOFT SPACE
- GROUND FLOOR W.C
- LARGE REAR GARDEN
- UTILITY ROOM
- COUNCIL TAX BAND B
- INTEGRAL GARAGE

£260,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 4 bedroomed mid terraced family home with stair access to a loft space. The accommodation briefly comprises; entrance hallway, large rear lounge, fitted kitchen, rear utility room leading into integral garage and ground floor w.c. Upstairs you'll find 4 bedrooms and a family bathroom on the middle floor, with stair access to a loft room with an en-suite shower room. The property also has the benefit of gas central heating, uPVC double glazed windows, off road parking to front and a good size 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 with oak effect laminate flooring and storage cupboard, single radiator.

Rear Lounge

4.55m x 5.26m (14' 11" x 17' 3") oak effect laminate flooring, open plan staircase, large sliding patio doors to rear, door to integral garage, 1 double radiator and 1 single radiator.

Kitchen

3.13m x 2.29m (10' 3" x 7' 6") views to front, grey units with green marble style worktops, range style cooker with extractor hood, stainless steel sink with chrome mixer tap, fully tiled walls, oak effect laminate flooring.

Utility Room

2.35m x 2.12m (7' 9" x 6' 11") views to rear, oak style kitchen units, stainless steel sink with chrome mixer tap, power and lighting, door to rear garden, double radiator.

Integral Garage

5.59m x 2m (18' 4" x 6' 7") up and over door to front, power and lighting, ground floor w.c room.

FIRST FLOOR

Bedroom 1

3.49m x 2.88m (11' 5" x 9' 5") views to rear, oak effect laminate flooring, built in storage, single radiator.

Bedroom 2

2.55m x 3.83m (8' 4" x 12' 7") views to front, oak effect laminate flooring, single radiator.

Bedroom 3

2.38m x 3.46m (7' 10" x 11' 4") views to rear, built in wardrobes, single radiator.

Bedroom 4

2.3m x 2.94m (7' 7" x 9' 8") built in mirrored door wardrobes, single radiator.

Bathroom

1.83m x 1.60m (6' 0" x 5' 3") into recessed doorway, white suite comprising; bath, sink, corner shower cubicle with wall mounted mixer shower, fully tiled walls, oak effect laminate flooring, single radiator.

Separate W.C room.

LOFT SPACE

Loft Room

5.5m x 3.62m (18' 1" x 11' 11") stair access from landing area, fully boarded out with power and lighting, 5 velux style roof windows, oak effect laminate flooring, built in eaves storage, double radiator.

En-suite Shower Room

1.43m x 2.23m (4' 8" x 7' 4") white suite comprising; corner shower cubicle with wall mounted mixer shower, sink close coupled w.c, oak effect laminate flooring, velux style roof window.

Exterior

Off road hardstanding parking to front. Large rear garden with paved area, lawn and large wooden decked area.

