



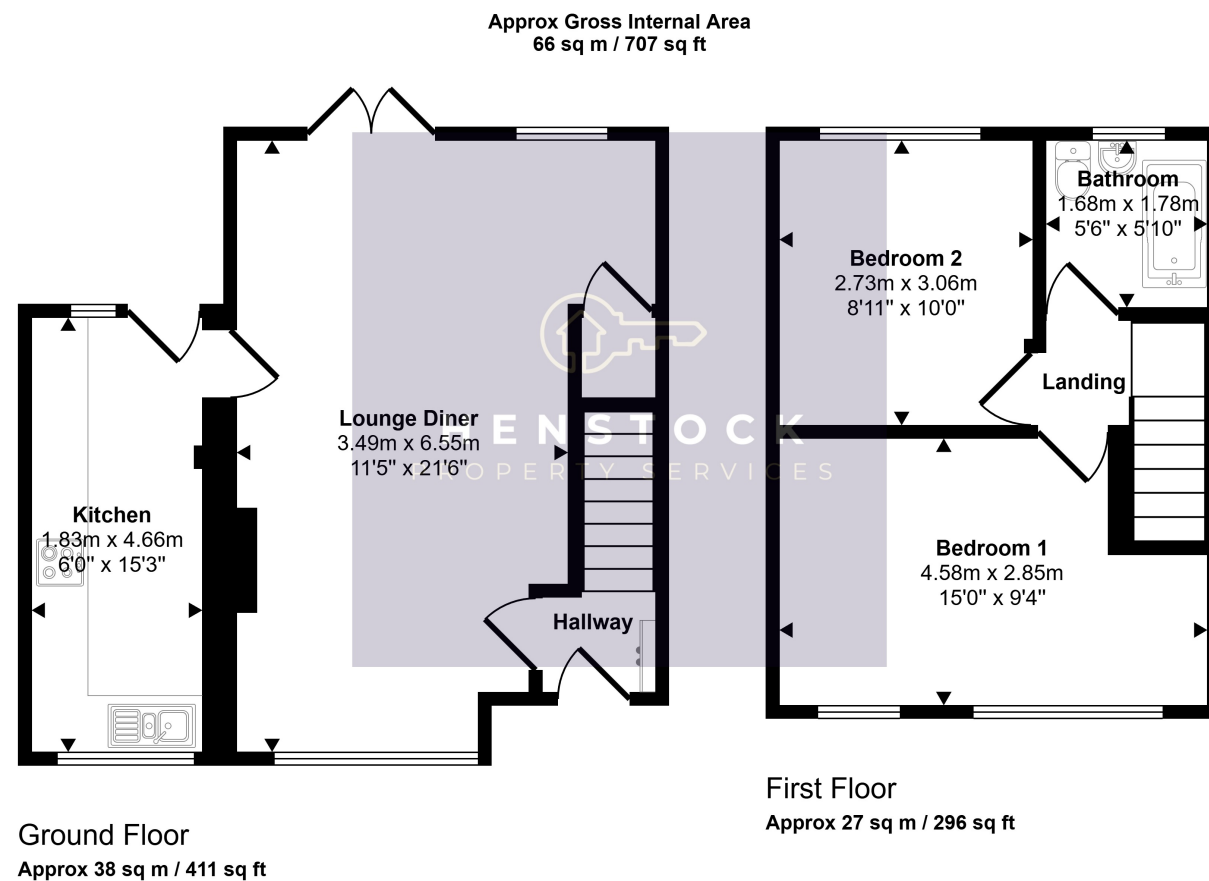
**HENSTOCK**  
PROPERTY SERVICES



## 21 Brierley Drive, Alkrington, Middleton, Manchester, Lancashire M24 1DN

- 2 BEDROOMED END TERRACE
- FREEHOLD
- EXTENDED KITCHEN
- PLEASANT LAWNED GARDEN
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- EPC RATING D

**£245,000**



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	





## GROUND FLOOR

### Entrance

Hallway

### Lounge/Dining Room

6.6m x 4.52m (21' 8" x 14' 10") into alcove, views to front and rear, oak effect laminate flooring, under stair storage, double patio doors to rear garden, room for dining suite, 2 double radiators.

### Extended Kitchen

1.77m x 4.71m (5' 10" x 15' 5") dual aspect views to front and rear, modern maple effect units with grey marble effect worktops, built in single electric oven, 4 ring gas hob, extractor, 1 1/2 bowl stainless steel sink with chrome mixer tap, integral fridge/freezer, part tiled walls, tile style laminate flooring, door to rear, single radiator.

## FIRST FLOOR

### Bedroom 1

4.41m x 2.79m (14' 6" x 9' 2") into alcove, views to front, single radiator,

### Bedroom 2

3.01m x 2.76m (9' 11" x 9' 1") views to rear, single radiator.

### Bathroom

1.68m x 1.79m (5' 6" x 5' 10") modern white suite comprising, bath with over bath wall mounted electric shower, glass screen, sink, close coupled w.c, part tiled walls, tile effect laminate flooring, extractor, chrome heated towel rail.

### Exterior

Lawned front garden area.

Rear garden - block paved patio with central lawn and paved paths.

## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed end terraced home with a single storey side extension. The living accommodation briefly comprises; entrance hallway, lounge/dining room, modern fitted kitchen (into extension), 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows and a good sized rear garden. Well situated within easy reach of all everyday amenities, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the junction 19 of the M60 motorway link.end terrace

