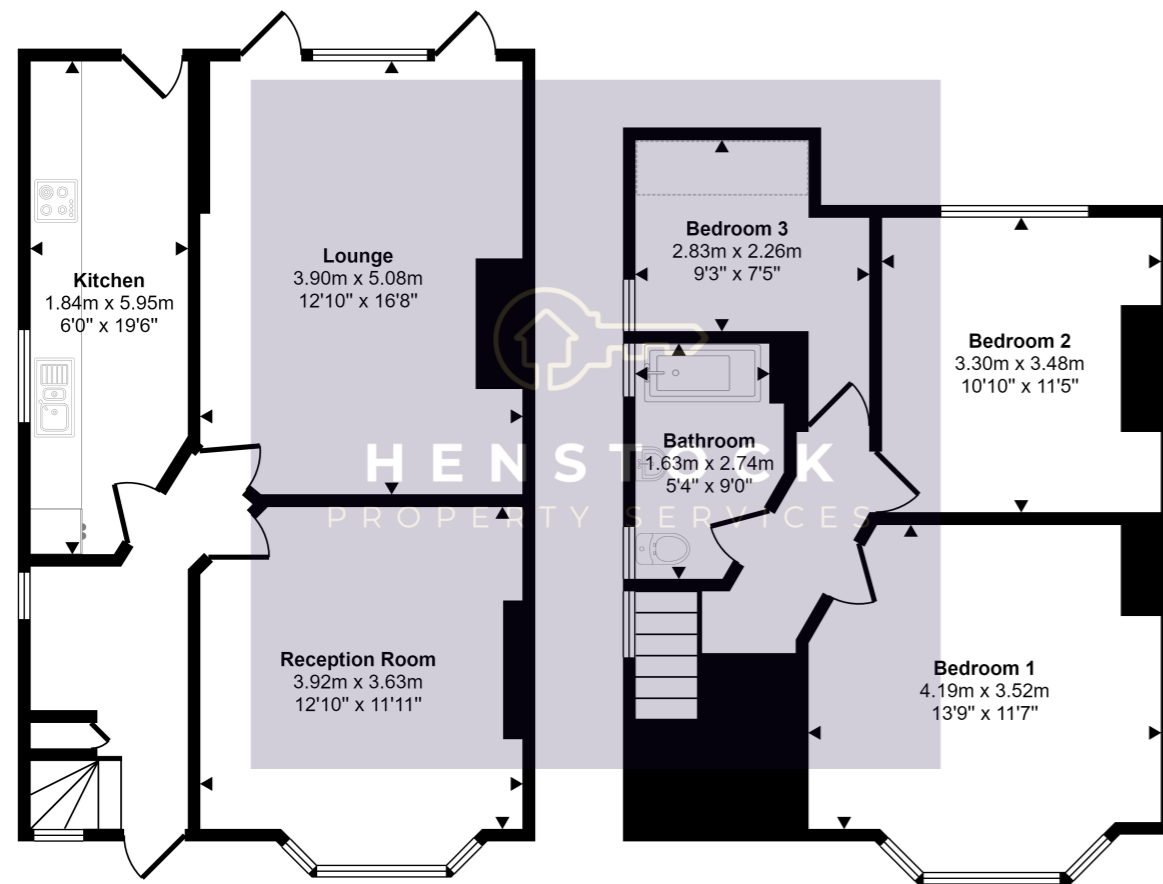


Approx Gross Internal Area
102 sq m / 1100 sq ft



Ground Floor
Approx 54 sq m / 585 sq ft

First Floor
Approx 48 sq m / 515 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



2 Uplands, Alkrington, Middleton, Manchester M24 1FA

- 3 BEDROOM TRADITIONAL BAY FRONTED SEMI DETACHED
- SOUGHT AFTER LOCATION
- RECENTLY UPGRADED
- BI FOLD DOORS TO PLEASANT REAR GARDEN
- OFF ROAD PARKING TO FRONT
- DETACHED GARAGE

£320,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed traditional bay fronted semi detached family home set in the heart of Alkington Garden Village. The living accommodation, which has been fully updated throughout, briefly comprises; entrance hallway, front lounge, rear lounge with bi fold doors leading to rear garden, modern fitted kitchen with dining area, 3 bedrooms and family bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows, off road parking to front with detached garage and a private lawned garden to rear with paved patio area and shed. Ideally situated in this popular residential area 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

Hallway with grey oak effect flooring, glass panelled staircase, double radiator.

Front Lounge / Dining Room

14' 7" x 13' 2" (4.45m x 4.02m) into picture bay window to front, feature period style fireplace, grey oak effect laminate flooring, 2 double radiators.

Rear Lounge

17' 8" x 13' (5.38m x 3.95m) views to rear, feature stone surround fireplace with inset dual fuel woodburner, picture bi-fold doors to rear garden, double radiator.

Kitchen

20' 5" x 6' 4" (6.22m x 1.93m) large kitchen with views to side, grey modern units with white marble effect worktops, black Asterite sink with matching mixer tap, integral fridge and freezer and dishwasher, single built in electric oven, 4 ring gas hob, extractor, part tiled walls, grey oak effect laminate flooring, door to rear garden, single radiator.

Garage

17' 6" x 9' 8" (5.34m x 2.94m) Good size single garage with electric up and over door to front and separate access to rear. Power and lighting.

Garden

Front: Block paved hard standing off road parking for multiple cars. Small flower area to front with well established hedges, modern wooden fencing. Driveway leading to side garden.

Side: Gated access to rear garden, side patio area with Indian Limestone and pebbled areas, sleeper style raised planters, garage to side.

Rear: Raised wooden decked area with lawn and side block paved patio.

Upper Floor

Bedroom 1

12' x 13' 9" (3.66m x 4.20m) into picture bay window to front, single radiator.

Bedroom 2

11' 5" x 10' 6" (3.48m x 3.21m) views to rear, built in wardrobe, single radiator.

Bedroom 3

7' 9" x 5' 11" (2.35m x 1.81m) L shaped into recess, views to side, double radiator.

Bathroom

9' 1" x 6' 2" (2.78m x 1.87m) views to side, white modern suite comprising; P shaped bath with wall mounted flexi hose and rain shower, glass screen, sink, close coupled w.c, fully tiled walls, tiled floor, spotlights, single radiator.

