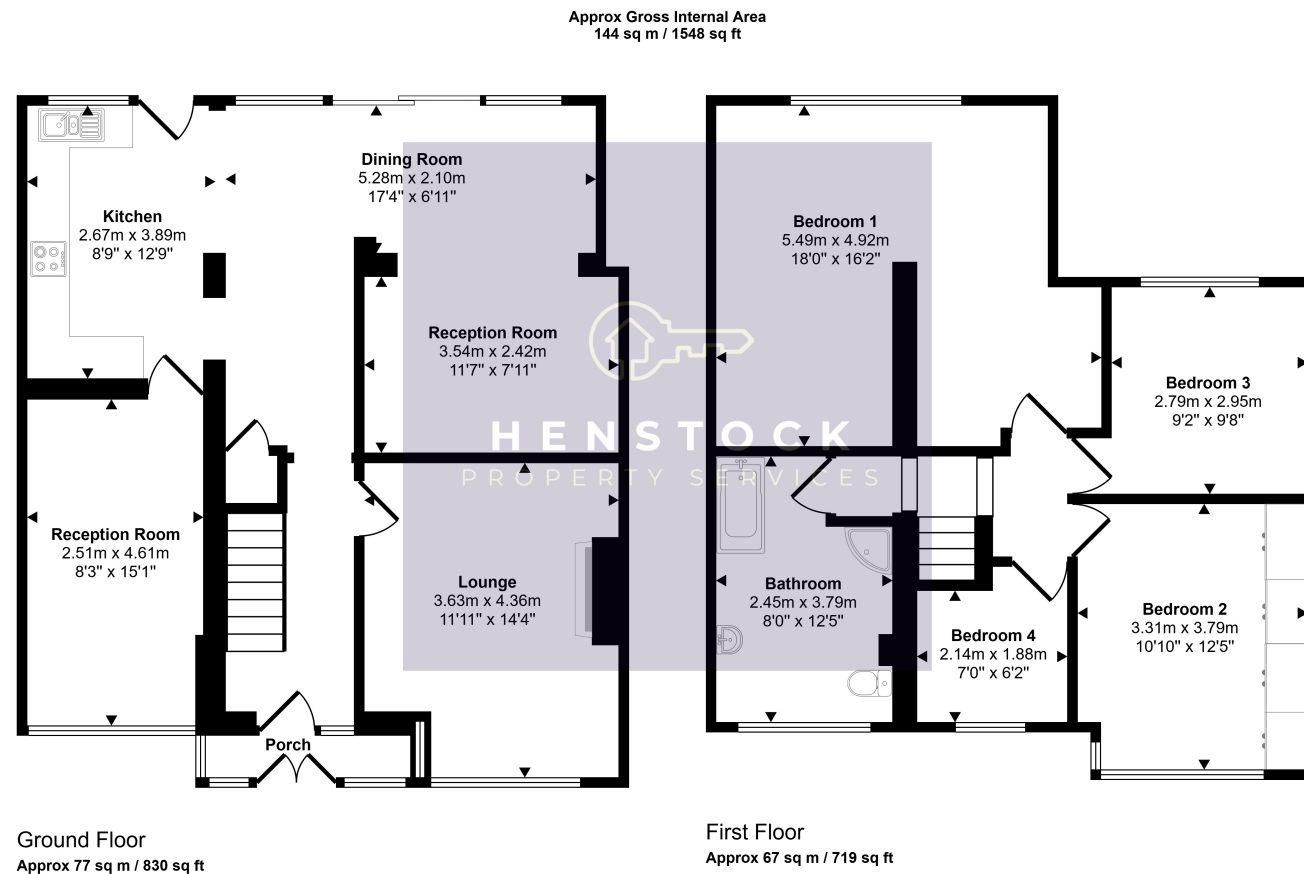
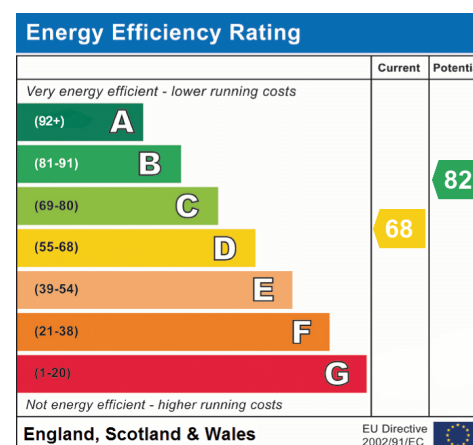




HENSTOCK
PROPERTY SERVICES



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.



51 Springfield Road, Middleton, Manchester, Lancashire M24 5DL

- 4 BEDROOMED EXTENDED SEMI-DETACHED FAMILY HOME
- FREEHOLD
- EPC RATING D
- COUNCIL TAX BAND C
- OFF ROAD PARKING
- PLENTY OF POTENTIAL
- LARGE REAR GARDEN

Offers in Region of £295,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 4 bedroomed double extended semi-detached family home set in this popular residential area. The living accommodation, which offers plenty of potential to develop, briefly comprises; entrance porch into hallway, front lounge, open plan kitchen into dining area and 2nd lounge, front store room/utility, 4 bedrooms and a large 4 piece family bathroom. The property also has the benefit of gas central heating, double glazed windows, off road parking to front and a large garden to rear. Ideally situated in this extremely popular spot 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 into hallway.
Hallway with spindled staircase, single radiator.

Front Lounge

3.63m x 4.36m (11' 11" x 14' 4") views to front, central feature fireplace, marble surround, coal effect gas fire, stripped wooden flooring, double radiator.

Small square hallway

Leading into kitchen and dining room with under stair storage, oak effect laminate flooring.

Kitchen

2.67m x 3.89m (8' 9" x 12' 9") open to dining room, real oak units with cream marble style worktops, built in single electric oven, 4 ring ceramic hob, extractor, stainless steel sink with chrome mixer tap, part tiled walls, doors to front storage room, door to rear garden.

Dining Area

5.28m x 2.1m (17' 4" x 6' 11") open to kitchen and 2nd lounge area, views to rear through large sliding doors, oak effect laminate flooring.

2nd Lounge Area

3.54m x 2.42m (11' 7" x 7' 11") open to dining area.

Store Room

2.51m x 4.61m (8' 3" x 15' 1") power and lighting, plumbed for washer, double radiator.

FIRST FLOOR

Bedroom 1

5.49m x 4.92m (18' 0" x 16' 2") split into 2 sections, views to rear, oak effect laminate flooring, double radiator.

Bedroom 2

3.31m x 3.79m (10' 10" x 12' 5") into fitted wardrobes, views to front, single radiator.

Bedroom 3

2.79m x 2.95m (9' 2" x 9' 8") views to rear, single radiator.

Bedroom 4

2.14m x 1.88m (7' 0" x 6' 2") views to front, double radiator.

Bathroom

2.45m x 3.79m (8' 0" x 12' 5") L shaped, views to front, white suite comprising; freestanding claw foot period style bath with flexi hose shower, mixer tap, vanity sink, close coupled w.c, corner walk in shower cubicle with wall mounted electric shower, half tiled walls, double radiator.

Exterior

Front - part paved and part planted with paved off road parking.
Rear - large lawned area with paved patio and planted borders.

