



HENSTOCK
PROPERTY SERVICES



11 Kelvin Avenue, Middleton, Manchester, Lancashire M24 4RA

- 3 BEDROOMED TRADITIONAL SEMI DETACHED
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- ATTACHED GARAGE
- 2 RECEPTION ROOMS
- PLEASANT REAR GARDEN

£250,000

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this traditional 3 bedroomed extended semi-detached family home. The accommodation briefly comprises; entrance hallway, front lounge, extended rear lounge, office / playroom, extended fitted kitchen, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows, attached garage, parking to front and a pleasant garden to rear. Ideally situated 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 open spindled staircase, under stair storage, oak effect laminate flooring, single radiator.

Front Lounge

3.38m x 4.65m (11' 1" x 15' 3") into bay window to front, feature fireplace, oak effect laminate flooring, double radiator.

Extended Rear Lounge

5.81m x 5.71m (19' 1" x 18' 9") L shaped into recess, oak effect laminate flooring, sliding patio doors to rear garden, 2 double radiators.

Extended Kitchen

3.98m x 2.39m (13' 1" x 7' 10") views to rear, modern white units, grey marble effect high gloss worktops, built in single electric oven, 4 ring gas hob, extractor, 1 1/2 bowl stainless steel sink with chrome mixer tap, doors to rear garden and garage.

Office/Playroom

3.16m x 1.86m (10' 4" x 6' 1") accessed off lounge, views to rear, single radiator.

Garage

5.16m x 2.62m (16' 11" x 8' 7") plumbed for washer, double doors to front, power and lighting.

FIRST FLOOR

Bedroom 1

4.02m x 3.00m (13' 2" x 9' 10") bay window to front, built in storage cupboards and wardrobes, single radiator.

Bedroom 2

3.37m x 3.39m (11' 1" x 11' 1") views to rear, built in wardrobes and storage, single radiator.

Bedroom 3

2.01m x 1.82m (6' 7" x 6' 0") single radiator.

Bathroom

1.73m x 1.70m (5' 8" x 5' 7") white modern suite comprising; bath with over bath wall mounted electric shower, sink, close coupled w.c, fully tiled walls, oak effect laminate flooring, single radiator.

Exterior

Front garden - paved with hardstanding off road parking to side.

Good sized rear garden - large paved patio area, side lawn, planted borders with rear fence and flagged storage area.

