



## 44 Horncastle Road , Manchester, M40 5QA

**Offers Over £190,000**



**\*\*\*SPACIOUS PLOT\*\*\*ADJACENT TO GREEN OPEN LAND\*\*\*ATTRACTIVE CUL-DE-SAC\*\*\*SEMI DETACHED\*\*\*THREE BEDROOMS\*\*\*GARDENS\*\*\*DRIVEWAY\*\*\*FREEHOLD\*\*\* Cousins Estate Agents are pleased to present this THREE BEDROOM SEMI-DETACHED house for sale, attractively positioned adjacent to Boggart Hole Clough on Horncastle Road in Moston, Manchester.**

Positioned atop an attractive cul-de-sac the property is surrounded by gardens and enjoys a private, green aspect to the rear. With some upgrading this property would make an ideal family home!

The internal accommodation comprises of: Porch, Hallway, Front reception room, Back Lounge/Dining room, Kitchen with pantry. Upstairs are three bedrooms and Modern bathroom with shower.

Externally, the property is surrounded by lawned gardens with side patio and driveway to the front.



**Porch**

**Entrance Hallway 12'6"\*5'6" (3.83\*1.7)**

**Reception room 11'4"\*10'2" (3.47\*3.115)**

**Lounge/Diner 10'11"\*16'4" (3.35\*5)**

**Kitchen 5'10"\*9'4" (1.8\*2.85)**

**Bedroom 1 11'9"\*11'2" (3.6\*3.42)**

**Bedroom 2 12'5"\*11'1" (3.79\*3.4)**

**Bedroom 3 6'6"\*6'10" (2\*2.1)**

**Bathroom 5'10"\*7'4" (1.8\*2.25)**

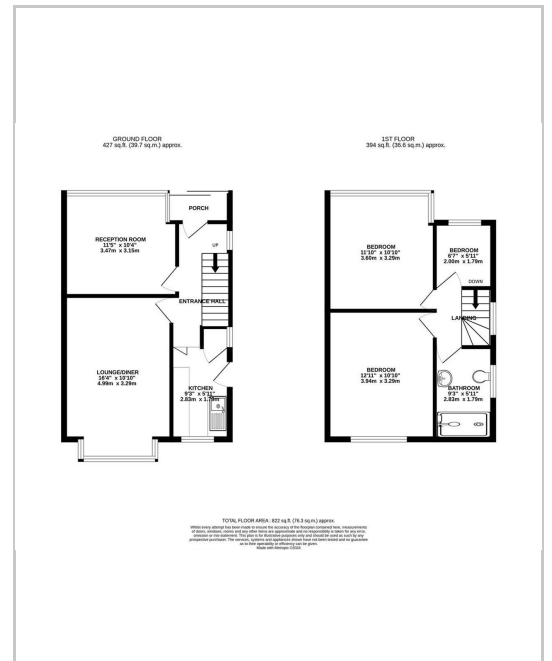
**Council Tax Band B**

**Tenure: Freehold**

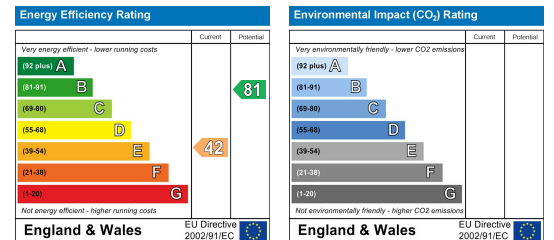
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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