



**HENSTOCK**  
PROPERTY SERVICES



## 25 Oxford Drive, Middleton, Manchester, Lancashire M24 2TN

- 2 BEDROOMED END TOWN HOUSE
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- REAR GARAGE
- REAR GARDEN
- NO CHAIN

**£165,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(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	



## PROPERTY DESCRIPTION

Henstock Property Services are delighted to market this well presented 2 bedroomed end town house. The living accommodation briefly comprises; entrance into lounge, modern fitted kitchen/diner, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows throughout, rear garage and a pleasant compact rear garden. Well situated close to schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60 motorway network.

## Ground Floor

### Lounge

13' 7" x 10' 1" (4.13m x 3.08m) Views to front, stairs to upper floor. Single radiator.

### Kitchen

12' 10" x 9' 1" (3.92m x 2.78m) Views to rear garden, modern units with built in single electric oven gas hob, extractor, stainless steel sink unit, oak effect laminate flooring, door to rear garden and garage. Single radiator.

### Exterior

Rear Garden - Part paved, part lawned with gate out to single garage to rear.

## Upper Floor

### Bedroom 1

11' 4" x 9' 9" (3.45m x 2.96m) Views to front, oak effect laminate flooring, built in wardrobe. Single radiator.

### Bedroom 2

11' 6" x 7' (3.51m x 2.14m) Views to rear garden, oak effect laminate flooring. Single radiator.

### Bathroom

8' 2" x 5' 10" (2.49m x 1.77m) White modern suite comprising of bath with over bath wall mounted electric shower, w.c, pedestal sink, built in storage cupboard, oak effect laminate flooring, fully tiled walls.

