



HENSTOCK
PROPERTY SERVICES

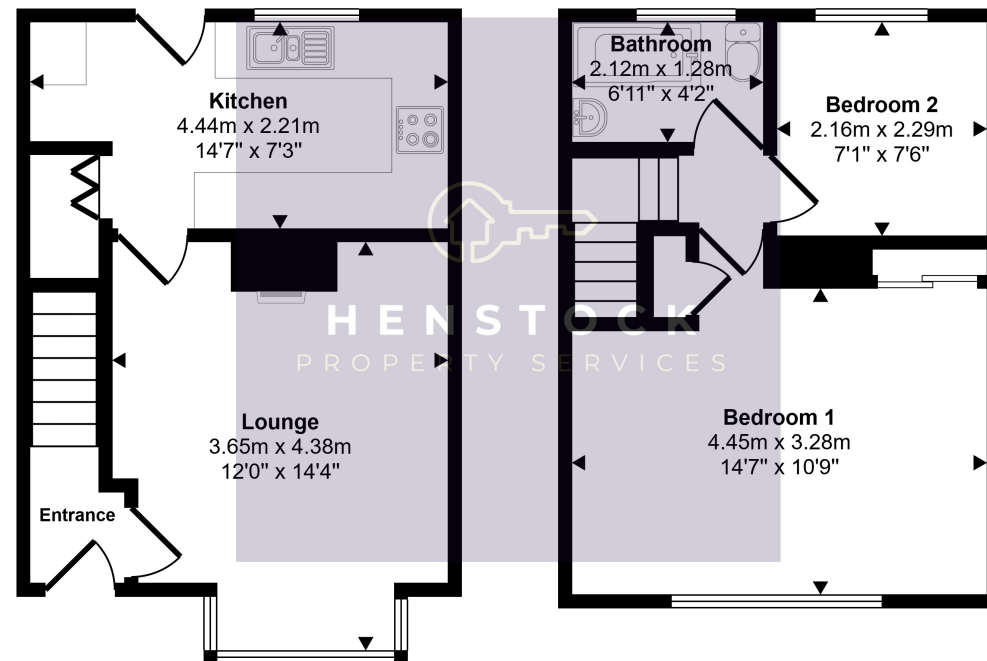


158 Green Street, Middleton, Manchester, Lancashire M24 2DL

- 2 BEDROOMED MID QUASI SEMI-DETACHED
- COUNCIL TAX BAND A
- EPC RATING C
- NO CHAIN
- PLEASANT REAR GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS

£179,000

Approx Gross Internal Area
55 sq m / 594 sq ft



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+) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed mid quasi semi-detached home with a pleasant rear garden. The living accommodation briefly comprises; entrance hallway, front lounge, modern fitted kitchen, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows and a pleasant rear garden. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and access to M60/M62 motorway links.

GROUND FLOOR

Entrance
Hallway with double radiator.

Front Lounge
3.65m x 4.38m (12' 0" x 14' 4") into picture bay window to front, wall inset period style brass and marble coal effect gas fire, double radiator.

Kitchen
4.44m x 2.21m (14' 7" x 7' 3") into recess under stairs, views to rear, recently fitted modern white high gloss units, oak style worktops, stainless steel sink with chrome mixer tap, built in single electric oven, 4 ring ceramic hob, extractor, white modern frsge and freezer with ice maker, plumbed in washing machine, oak effect laminate flooring, under stair storage, door to rear garden.

GROUND FLOOR

Bedroom 1
4.45m x 3.28m (14' 7" x 10' 9") into recessed door way, views to front, 2 built in storage cupboards, double radiator.

Bedroom 2
2.16m x 2.29m (7' 1" x 7' 6") views to rear, double radiator.

Bathroom
2.12m x 1.28m (6' 11" x 4' 2") modern recently fitted white suite comprising; bath with over bath flexi hose and rain head showers, glass screen, vanity sink with storage below, close coupled w.c, white marble effect boarded walls, spotlights, grey oak effect laminate flooring.

Exterior
Front garden area - paved with planted borders.
Rear garden - paved patio and central path, planted borders and lawn, hard standing area for storage.

