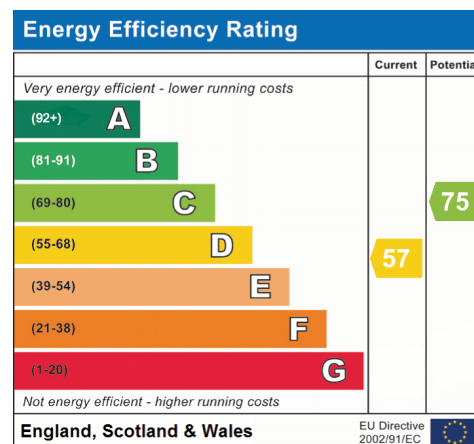


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**HENSTOCK**  
PROPERTY SERVICES



## 21 Hilton Fold Lane, Middleton, MANCHESTER, Lancashire M24 2HZ

- 2 BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PARKING TO FRONT
- REAR YARD
- COUNCIL TAX BAND A
- EPC RATING D
- LEASEHOLD - £4 PER ANNUM
- IDEAL BUY-TO-LET - CURRENTLY RENTED. WOULD MOVE OUT IF BUYER WANTS VACANT POSSESSION

**Offers in Region of £159,995**





## PROPERTY DESCRIPTION

Henstock Property Services are delighted to market this 2 bedroomed traditional mid terraced home. The living accommodation briefly comprises; entrance porch leading into front lounge, dining room, fitted kitchen, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows throughout, off road parking to front and rear yard with brick built shed. Ideally situated in this popular residential area within close proximity to schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links.

PLEASE NOTE: the property is currently rented at £850 P.C.M. The tenant will move if required, or is prepared to re-negotiate the rent if the purchaser is a buy-to-let.

### Entrance

Vestibule into front lounge, laminate flooring.

### Lounge

4.03m x 3.74m (13' 3" x 12' 3") views to front, feature central fireplace with white adam style surround, tiled back panel and hearth, inset modern fire, French doors to rear dining room and open kitchen, double radiator.

### Dining Room

4.04m x 4.87m (13' 3" x 16' 0") open to kitchen, views to rear, open railed staircase, grey oak effect laminate flooring, Breakfast bar, built in storage, double patio doors to rear, double radiator.

### Kitchen

1.44m x 2.12m (4' 9" x 6' 11") View to rear garden, modern maple effect units, black high gloss marble effect worktops, glass and brushed chrome single inset oven, 4 ring gas hob, extractor, circular stainless steel bowl, chrome mixer tap, part tiled walls, oak effect floor, door to rear.

### First Floor

#### Bedroom 1

3.96m x 3.85m (13' 0" x 12' 8") Into wardrobe, view to front, modern medium oak effect high level wardrobes, double radiator.

#### Bedroom 2

2.08m x 4.23m (6' 10" x 13' 11") View to rear, single radiator.

### Bathroom

6' 1" x 5' 5" (1.86m x 1.66m) Modern white suite comprising; bath with over bath wall mounted mixer drop shower, pedestal sink, close couple wc, part tiled / part marble effect boarded walls, grey oak effect flooring, chrome heated towel rail.

### Exterior

Front garden area; Block paved off road parking to front.

Rear garden area; Flagged with brick built shed.

