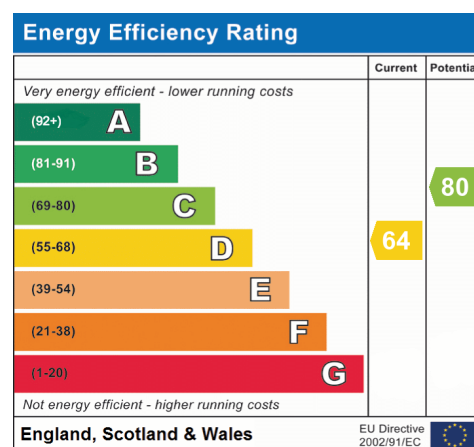


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



## 151 Heywood Old Road, Middleton, Manchester, Lancashire M24 4QR

- 2 BEDROOMED DETACHED TRUE BUNGALOW
- FREEHOLD
- COUNCIL TAX BAND D
- EPC RATING D
- SINGLE BRICK BUILT GARAGE
- LOFT ROOM (ACCESSED VIA PULL DOWN LADDER)
- PLEASANT FARMLAND VIEWS TO REAR

**£355,000**





## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well presented 2 bedroomed detached true bungalow set in this very desirable location with farmland views to front and rear. The living accommodation, which is well presented throughout, briefly comprises; entrance porch into hallway with small utility room, front lounge, rear dining room into modern 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 side leading to single garage and pleasant well stocked gardens to front and rear. The property also has a pull down ladder up to the loft space with a velux window. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links.

## GROUND FLOOR

### Entrance

Porch leading into hallway.

Large "T" shaped hallway with laminate flooring, double radiator.

### Front Lounge

3.89m x 4.13m (12' 9" x 13' 7") bay window to front, single radiator, laminate flooring.

### Rear Reception Room

3.57m x 3.88m (11' 9" x 12' 9") sliding patio doors leading out to rear garden and farmland views, radiator.

### Kitchen

2.67m x 3.23m (8' 9" x 10' 7") door to rear garden, modern white high gloss units with complimentary worktops, built in fridge and freezer, built in dishwasher, high level double oven, 1 1/2 bowl stainless steel sink with mixer tap, tiled floor.

### Bedroom 1

3.76m x 3.17m (12' 4" x 10' 5") views to front, radiator.

### Bedroom 2

2.66m x 4.16m (8' 9" x 13' 8") views to rear, radiator.

### Bathroom

2.58m x 1.68m (8' 6" x 5' 6") modern white suite comprising; bath with mixer shower attachment, close coupled w.c, sink, shower cubicle, tiled walls, chrome heated towel rail.

## Loft Room

4.31m x 3.73m (14' 2" x 12' 3") loft hatch situated in the hallway with pull down ladder. Loft room has velux style window and power and lighting.

## Garage

2.33m x 5.08m (7' 8" x 16' 8") up and over door to front, and side door into garden.

## Exterior

Well stocked garden to front garden area.

Driveway to side leading to single garage.

Pleasant rear garden with lovely farmland views to rear.

