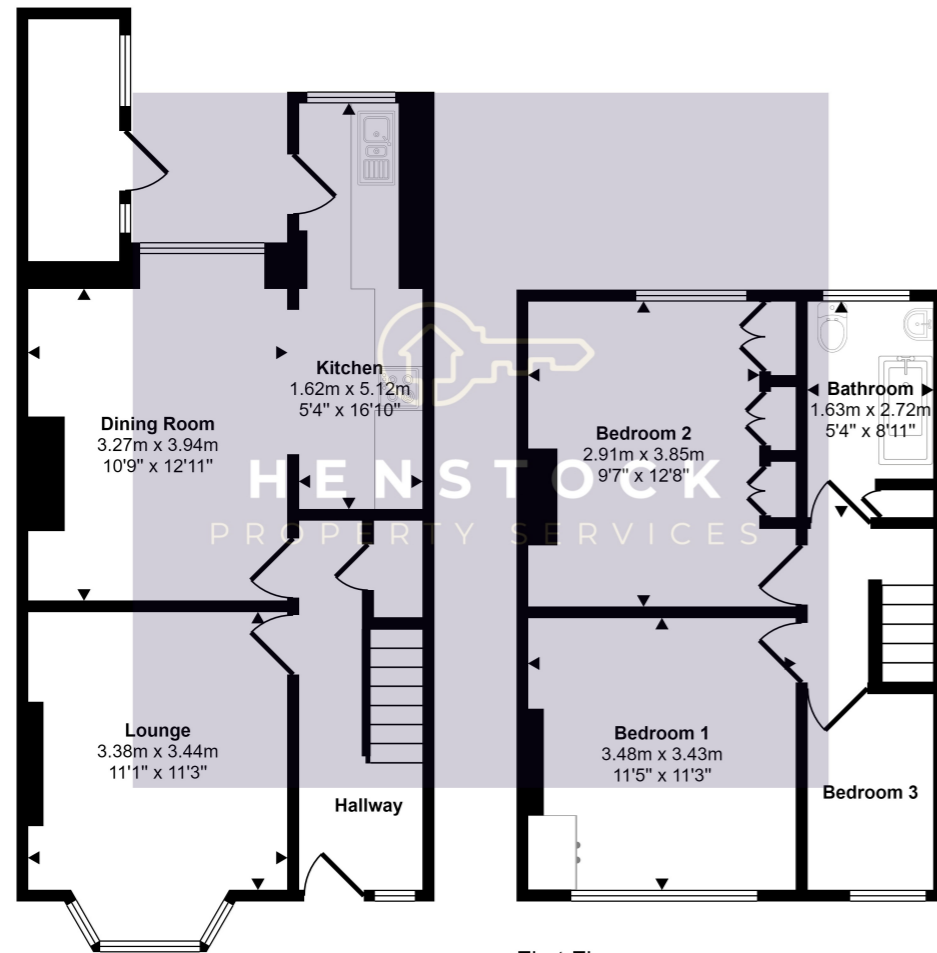


Approx Gross Internal Area
87 sq m / 933 sq ft



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.



HENSTOCK
PROPERTY SERVICES

UNDER OFFER



72 Rectory Street, Middleton, Manchester, Lancashire M24 5TY

- 3 BEDROOM MID TERRACE
- REAR GARDEN
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZED
- FREEHOLD!
- GAS CENTRAL HEATING

£160,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed mid terraced home set within a stones throw of Middleton Town Centre. The living accommodation briefly comprises; entrance hallway, lounge, rear dining room, modern fitted kitchen, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows, and a rear garden. Well situated within easy reach of all everyday amenities, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the junction 19 of the M60 motorway links. Please note: This house will not be cleared and is sold in current state with contents included.

Hallway

Open spindled staircase with under stair storage. Single radiator.

Front Lounge

3.50m x 4.06m (11' 6" x 13' 4") Into picture bay window to front, exposed brick style fire surround, oak effect laminate flooring. Double radiator.

Rear Lounge / Dining Room

4.64m x 3.58m (15' 3" x 11' 9") Views to rear garden, oak effect laminate flooring with arch to kitchen. Double radiator.

Kitchen

6.04m x 1.69m (19' 10" x 5' 7") Extended Kitchen open to rear lounge, good range of maple style units with oak effect worktops, stainless steel sink with chrome mixer tap, door to rear garden,

Exterior

Front: Central path and side lawn.

Rear: Good size rear garden, lawned featuring brick built store.

Upper Floor

Bedroom 1

3.66m x 3.59m (12' 0" x 11' 9") Views to front, built in wardrobe. Single radiator.

Bedroom 2

4.20m x 3.30m (13' 9" x 10' 10") Built in wardrobes, view to rear garden.

Bedroom 3

2.66m x 1.71m (8' 9" x 5' 7") Views to front, built in storage, single radiator.

Bathroom

1.67m x 2.82m (5' 6" x 9' 3") Views to rear garden, modern white suite featuring P shaped bath with over bath wall mounted mixer shower, glass screen, pedestal sink, ccwc, partly tiled walls, tiled floor.

