



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



**30 Gilmour Street, Middleton, Manchester,  
Lancashire M24 1BS**

- 2 BEDROOMED MID TERRACE
- COUNCIL TAX BAND A
- LEASEHOLD - £2 PER ANNUM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- REAR YARD

**Offers in Excess of £165,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well presented 2 bed roomed mid terraced family home. The living accommodation briefly comprises; front lounge, modern fitted kitchen/diner, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows and a low maintenance rear garden. Ideally situated within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.



## GROUND FLOOR

### Lounge

4.37m x 4.08m (14' 4" x 13' 5") views to front, oak effect laminate flooring, wall mounted pebble effect electric fire, double radiator.

### Kitchen/Diner

4.48m x 3.36m (14' 8" x 11' 0") modern white high gloss units with black marble effect worktops, built in single electric oven with 4 ring gas hob, extractor, part tiled walls, tiled floor, room for dining suite, door to rear garden, stainless steel sink with chrome taps, double radiator.

## FIRST FLOOR

### Bedroom 1

4.09m x 4m (13' 5" x 13' 1") views to front, built in storage, single radiator.

### Bedroom 2

2.43m x 3.47m (8' 0" x 11' 5") L shaped, views to rear, single radiator.

### Bathroom

1.75m x 1.75m (5' 9" x 5' 9") modern white suite comprising; bath with over bath mixer tap flexi hose shower, glass screen, vanity sink, close coupled w.c., fully tiled walls, spotlights, double radiator.

### Exterior

Concreted rear yard with wooden shed.