



**HENSTOCK**  
PROPERTY SERVICES



## 82 Fielding Street, MiddletonMANCHESTER, M24 6BG

- VERY WELL PRESENTED 2 BED MID TERRACE
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- LOW MAINTENANCE REAR YARD
- MODERN KITCHEN and BATHROOM
- EXTENSIVELY RENOVATED

**£165,000**

Approx Gross Internal Area  
64 sq m / 689 sq ft



Ground Floor  
Approx 32 sq m / 340 sq ft

First Floor  
Approx 32 sq m / 349 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.



PROPERTY DESCRIPTION

Henstock Property Services are delighted to present this beautifully maintained two-bedroom mid-terrace family home. The accommodation briefly comprises: an entrance vestibule leading into a spacious front lounge, a modern fitted kitchen and dining area, two well-proportioned bedrooms, and a contemporary shower room. This property further benefits from gas central heating, double-glazed windows throughout, and a low-maintenance rear yard. Ideally positioned in a highly sought-after residential area, the home offers convenient access to local schools, shops and supermarkets, leisure and fitness facilities, as well as excellent public transport links and easy connections to the M60 and M62 motorway networks.

Ground Floor

Entrance

Entrance via vestibule into front lounge.

Front Lounge

11' 8" x 13' 6" (3.56m x 4.11m) .

Kitchen/Dining Room

13' 6" x 13' 1" (4.12m x 3.98m)

First Floor

Bedroom 1

13' 8" x 11' 10" (4.17m x 3.61m)

Bedroom 2

8' 4" x 13' 2" (2.55m x 4.02m)

Shower Room

6' 5" x 4' 11" (1.96m x 1.50m)

Exterior

Rear garden area.

