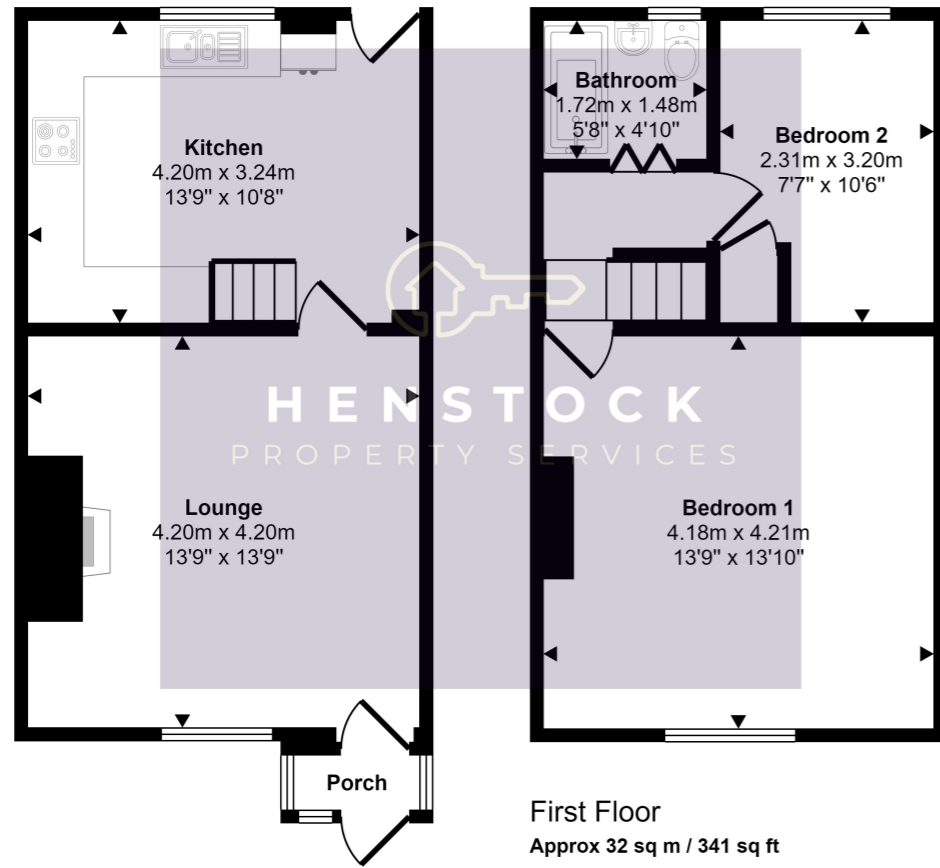


Approx Gross Internal Area
65 sq m / 696 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



HENSTOCK
PROPERTY SERVICES



7 Green Street, Middleton, Manchester, Lancashire M24 2HT

- 2 BEDROOMED MID TERRACED
- COUNCIL TAX BAND A
- WELL PRESENTED INTERIOR
- GAS CENTRAL HEATING
- PLEASANT REAR GARDEN

£165,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well presented 2 bedroomed mid terraced home. The living accommodation briefly comprises; entrance vestibule leading into front lounge, fitted kitchen/diner, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows and a pleasant rear garden.

Ideally situated in this extremely popular spot 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

Entrance

Vestibule leading into front lounge.

Front Lounge

4.2m x 4.2m (13' 9" x 13' 9") views to front, feature fireplace, single radiator.

Kitchen

4.2m x 3.24m (13' 9" x 10' 8") modern white wall and base units, marble effect worktops, stainless steel sink and drainer with chrome mixer tap, plumbed for washer and dishwasher, single electric oven with 4 ring gas hob and extractor, tiled splashback, space for dining table,

FIRST FLOOR

Bedroom 1

4.18m x 4.21m (13' 9" x 13' 10") large bright room with views to front, double radiator.

Bedroom 2

2.31m x 3.2m (7' 7" x 10' 6") views to rear.

Bathroom

1.72m x 1.48m (5' 8" x 4' 10") modern white suite comprising; bath with over bath shower, glass screen, vanity sink unit and w.c with storage, part tiled walls.

Exterior

Front garden area, block paved path with pebbled area.

Rear garden - good sized rear garden with decked seating area, well stocked shrubberies and rear seating area.

PLEASE NOTE: the rear portion of the garden is rented from Rochdale Council for approx £100 per annum.

