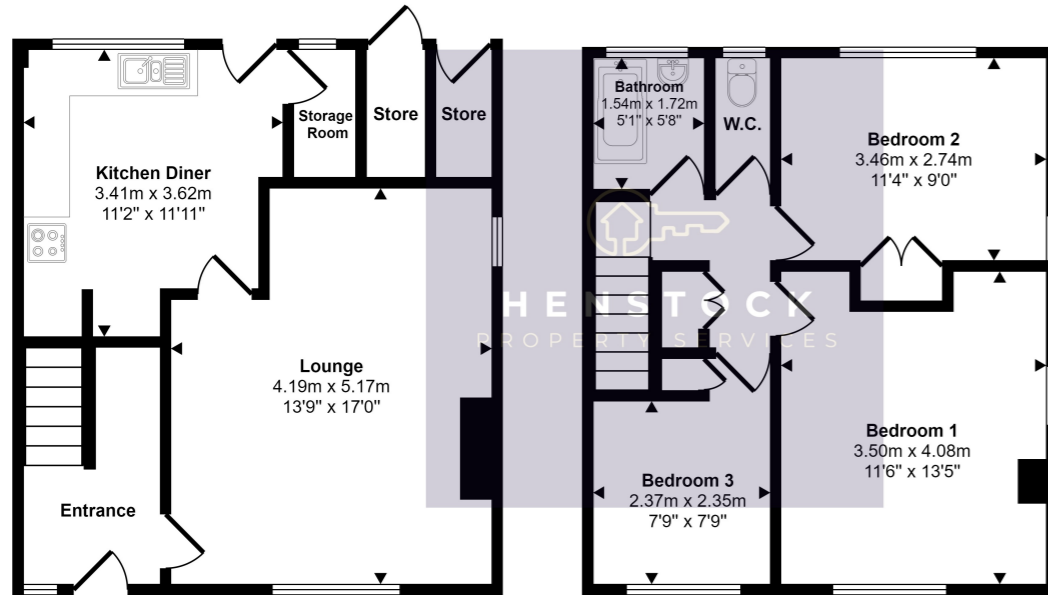




HENSTOCK
PROPERTY SERVICES

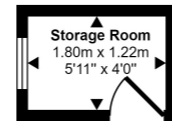


Approx Gross Internal Area
86 sq m / 928 sq ft



Ground Floor
Approx 42 sq m / 457 sq ft

First Floor
Approx 42 sq m / 448 sq ft



Storage Room
Approx 2 sq m / 24 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.

5 Nowell Road, Middleton, Manchester, Lancashire M24 6FN

- 3 BEDROOMED SEMI DETACHED
- FREEHOLD
- COUNCIL TAX BAND A
- GOOD SIZED GARDENS TO FRONT, SIDE and REARR

Offers in Region of £165,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed semi detached home in need of some modernisation. The living accommodation briefly comprises; entrance hallway, lounge, kitchen/diner, 3 bedrooms and a bathroom with separate w.c. The property also has the benefit of gas central heating, single wooden workshop/shed to side and a good sized lawned garden to rear. 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

Entrance

Hallway with double radiator.

Lounge

4.19m x 5.17m (13' 9" x 17' 0") L shaped, views to front, double radiator.

Kitchen/Diner

3.41m x 3.62m (11' 2" x 11' 11") views to rear, woodgrain effect units with matching worktops, stainless steel sink with chrome taps, space for dining suite, plumbed for washer and gas cooker.

FIRST FLOOR

Bedroom 1

3.5m x 4.08m (11' 6" x 13' 5") views to front, double radiator.

Bedroom 2

3.46m x 2.74m (11' 4" x 9' 0") views to rear, built in storage.

Bedroom 3

2.37m x 2.35m (7' 9" x 7' 9") single radiator, views to front.

Bathroom

1.54m x 1.72m (5' 1" x 5' 8") views to rear, white suite comprising; bath with over bath mixer shower, sink, part tiled walls, double radiator. Separate W.C room.

Exterior

Lawned front garden area.

Side garden with side wooden workshop/shed.

Good sized lawned rear garden.

