



HENSTOCK
PROPERTY SERVICES



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		70	83
England, Scotland & Wales		EU Directive 2002/91/EC	

33 Ruthin Avenue, Middleton, Manchester, Lancashire M24 1FQ

- MODERNISED 3 BEDROOMED SEMI DETACHED
- LARGE GROUNDS
- DETACHED GARAGE
- OFF ROAD PARKING
- MUST PASS TENANT REFERENCING / NO SMOKING / NO PETS
- EPC RATING C
- COUNCIL TAX BAND C

£1,450 pcm



Entrance

Hallway

Front Lounge

Open plan via double doors to dining area.

Kitchen / Dining Area

Modern kitchen with dining area

Exterior

Front: Large front garden with gated hard standing off road parking. Access to detached garage to side.

Rear: Compact flagged rear garden

Detached Garage

Lighting and Power

Upper Floor

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

PROPERTY DESCRIPTION

PLEASE EMAIL IF INTERESTED - Henstock Property Services are pleased to market this well presented 3 bedroomed semi detached family home. The living accommodation briefly comprises; lounge, modern fitted kitchen / diner space, front lounge, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating (modern combi-boiler), uPVC double glazed windows throughout and a paved rear garden to rear. Large gardens to front, off road parking and a detached single garage (with lighting and power) feature to the exterior. Ideally situated in this popular residential area within easy reach/catchment area of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links.

