



**HENSTOCK**  
PROPERTY SERVICES

Approx Gross Internal Area  
63 sq m / 677 sq ft



Ground Floor  
Approx 32 sq m / 340 sq ft

First Floor  
Approx 31 sq m / 337 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+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 76 Fielding Street, Middleton, Manchester, Lancashire M24 6BG

- 2 BEDROOMED END TERRACED
- NO CHAIN
- COUNCIL TAX BAND A
- LEASEHOLD
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS

**£130,000**



## GROUND FLOOR

### Entrance

Vestibule into front lounge.

### Front Lounge

4.07m x 3m (13' 4" x 9' 10") views to front, double radiator.

### Kitchen/Diner

4.01m x 3.21m (13' 2" x 10' 6") views to rear yard, modern medium oak effect units, grey marble style worktops, built in single electric oven, 4 ring electric hob, extractor, stainless steel sink with chrome mixer tap, part tiled walls, space for dining suite, door to rear, double radiator.

## FIRST FLOOR

### Bedroom 1

4.1m x 3.55m (13' 5" x 11' 8") views to front, original cast iron fireplace, single radiator.

### Bedroom 2

3.14m x 2.53m (10' 4" x 8' 4") views to rear, built in cupboard, single radiator.

### Bathroom

1.5m x 2.22m (4' 11" x 7' 3") white suite comprising; bath with over bath wall mounted mixer shower, glass screen, close coupled w.c, sink, part tiled walls, tiled floor, extractor, single radiator.

### Exterior

Concreted rear yard.

## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed end terraced home. The living accommodation briefly comprises; entrance vestibule 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 yard to rear. Ideally situated in this extremely popular spot within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and access to Motorway links.

