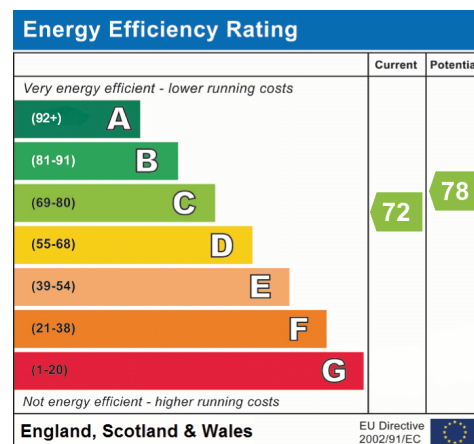


Ground Floor
Approx 30 sq m / 328 sq ft

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.



238 Grimshaw Lane, Middleton, Manchester, Lancashire M24 2AL

- 2 BEDROOMED MID TERRACE
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- COUNCIL TAX BAND A
- REAR GARDEN
- GARAGE TO REAR
- NO CHAIN
- EPC RATING C

£190,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed mid terraced with a single garage to rear. The living accommodation briefly comprises; entrance porch leading to front lounge, modern fitted kitchen, 2 bedrooms and a bathroom.

The property also has the benefit of gas central heating, uPVC double glazed windows, off road parking to rear with garage and a good sized rear garden. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and access to M60/M62 motorway links. NO CHAIN!

Ground Floor

Entrance

Entrance Porch into lounge

Lounge

3.85m x 4.38m (12' 8" x 14' 4") View to front, open staircase to upper floor, oak effect laminate flooring, central feature fireplace with white wooden surround, black marble plinth, pebble/flame effect electric fire, open railed staircase, single radiator.

Kitchen

3.83m x 3.05m (12' 7" x 10' 0") views to rear, blue/grey high gloss units with stone effect worktops, built in single electric oven, 4 ring ceramic hob, extractor, 1 1/2 bowl stainless steel sink with chrome mixer tap, grey oak effect laminate flooring, single radiator.

First Floor

Bedroom 1

12' 4" x 10' 11" (3.76m x 3.33m) View to front, oak effect laminate flooring, over stair built in cupboard, single radiator.

Bedroom 2

2.08m x 3.18m (6' 10" x 10' 5") View to rear, oak effect laminate flooring, built in storage cupboard, single radiator.

Bathroom

1.47m x 2.2m (4' 10" x 7' 3") View to rear, white modern suite comprising; bath with over bath mixer tap flexi hose and rain showers, close coupled w.c, vanity sink, marble effect boarded walls, chrome heated towel rail.

Exterior

Front garden area - paved with planted borders.

Rear garden - paved patio area leading to central lawn, leading out to 2nd paved area with gate out to path leading to brick built garage to rear accessed from side street.

Garage

Single garage

