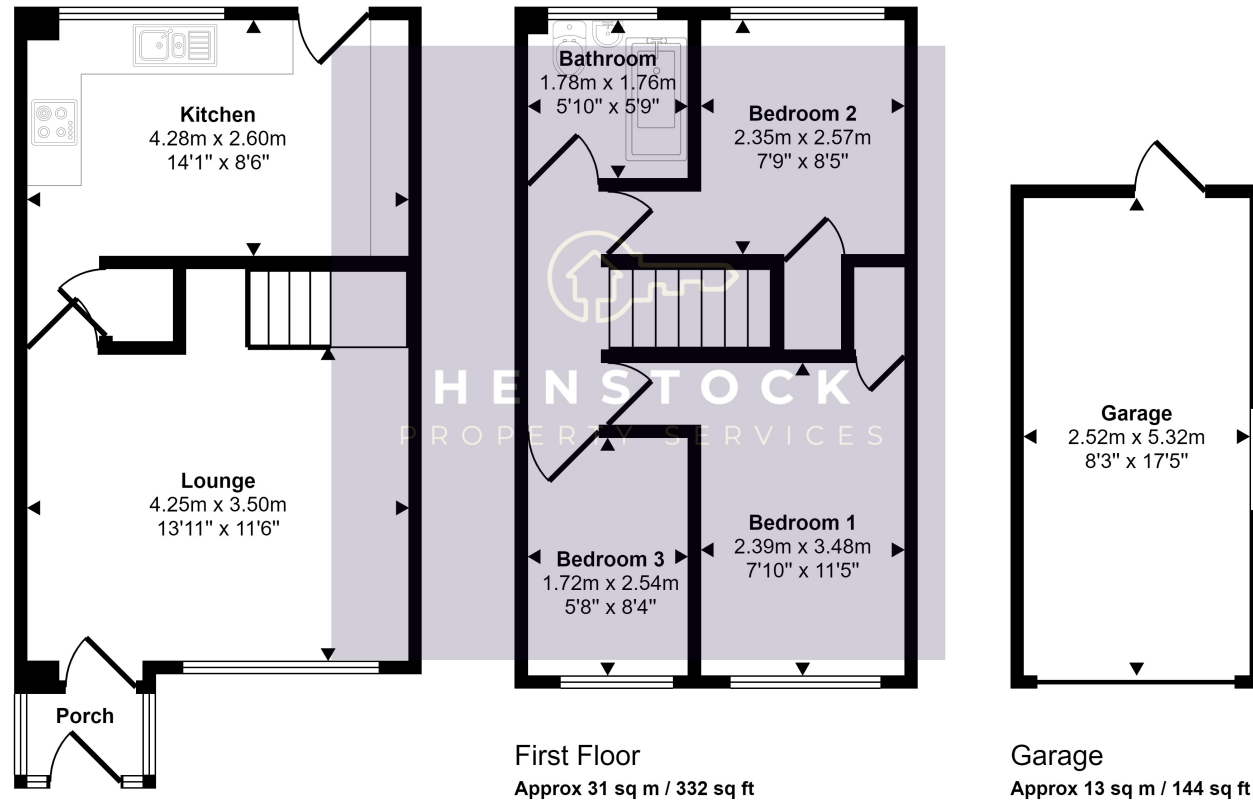




HENSTOCK
PROPERTY SERVICES



Approx Gross Internal Area
77 sq m / 825 sq ft



Ground Floor
Approx 32 sq m / 348 sq ft

First Floor
Approx 31 sq m / 332 sq ft

Garage
Approx 13 sq m / 144 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		86
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

2 Glenwood Drive, Middleton, Manchester, Lancashire M24 2TW

- 3 BEDROOMED END TERRACE
- FREEHOLD
- NO CHAIN

- RECENTLY REFURBISHED
- NEW BLINDS AND FLOORING THROUGHOUT
- GARAGE TO REAR

£195,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this recently refurbished 3 bedroomed end terraced home with newly fitted kitchen, new flooring and new blinds throughout. The living accommodation briefly comprises; entrance porch leading into lounge, newly fitted kitchen, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows, large single garage and car access to rear with a pleasant lawned garden. Well situated close to schools (primary & secondary), local shops/supermarkets, local amenities, leisure/fitness facilities, good transport services and motorway links M60/M62/M66

GROUND FLOOR

Entrance

Porch leading into lounge.

Lounge

4.31m x 3.55m (14' 2" x 11' 8") views to front, open railed staircase, 1 single and 1 double radiator.

Newly Fitted Kitchen

4.29m x 2.79m (14' 1" x 9' 2") views to rear, modern moulded handle white high gloss units with black sparkle worktops, black Asterite sink and matching mixer tap, 4 ring gas hob, extractor chimney, built in single electric fan oven, built in high level microwave, plumbed for washer, good size breakfast bar with additional storage cupboards, remote control mood lighting, under stair storage, door to rear garden, single radiator.

Freestanding Garage

5.5m x 2.44m (18' 1" x 8' 0") detached concrete panelled, up and over door to front, single door to rear, side window.

FIRST FLOOR

Bedroom 1

3.47m x 2.45m (11' 5" x 8' 0") into recessed doorway, views to front, built in storage cupboard, single radiator.

Bedroom 2

2.62m x 2.41m (8' 7" x 7' 11") views to rear, built in over stair storage cupboard, single radiator.

Bedroom 3

2.61m x 1.80m (8' 7" x 5' 11") views to front, single radiator.

Bathroom

1.81m x 1.75m (5' 11" x 5' 9") views to rear, modern white suite comprising; bath with both mixer tap flexi hose and wall mounted electric showers, glass etched screen, close coupled w.c, sink, mostly tiled walls, double radiator.

Exterior

Good sized front garden area with paved paths, side lawn and planted borders. Paved rear garden with patio, path, central lawn area, hardstanding storage space, side gated path to front, gate out to parking area to rear of the garage.

