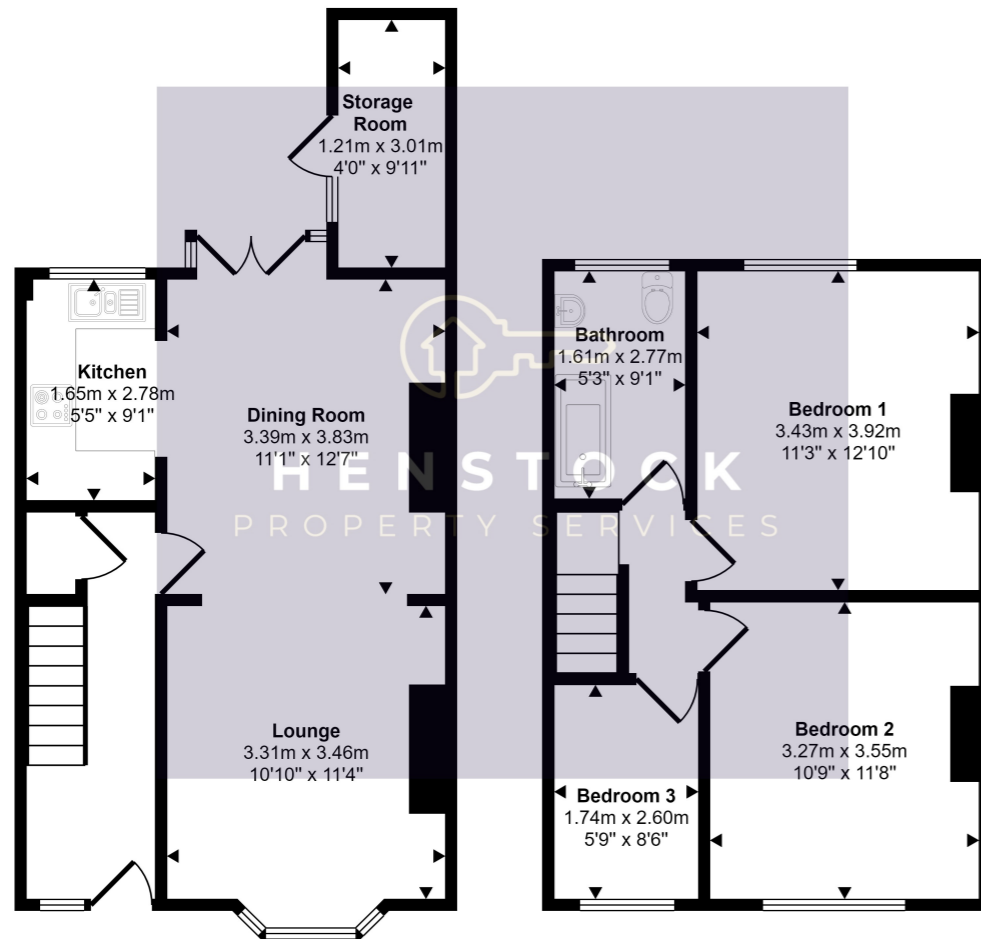


Approx Gross Internal Area
83 sq m / 895 sq ft



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.



HENSTOCK
PROPERTY SERVICES



76 Rectory Street, Middleton, Manchester, Lancashire M24 5TY

- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- REAR GARDEN AREA
- OFF ROAD PARKING
- 3 BEDROOMS

£185,000



Entrance

5.03m x 1.67m (16' 6" x 5' 6") Hallway with open rail staircase, under stair storage, oak effect laminate flooring, Single radiator.

Front Lounge

3.56m x 4.14m (11' 8" x 13' 7") Into picture bay window to front, feature chimney breast fire place, oak effect laminate flooring. Double radiator.

Dining Area

3.52m x 4.60m (11' 7" x 15' 1") Views to rear garden, double patio doors to rear. Double radiator.

Kitchen

2.85m x 1.71m (9' 4" x 5' 7") Views to rear garden, grey units with grey marble effect worktops, built in single electric oven, 4 ring electric hob and extractor, stainless steel sink with chrome mixer tap, partly tiled walls, tiled floor.

Exterior

FRONT: Garden area with block paved off road parking, paved side garden area.

REAR: Paved patio good size lawn brick built shed.

Upper Floor

Bedroom 1

3.67m x 3.454m (12' 0" x 11' 4") Views to front, single radiator.

Bedroom 2

4.09m x 3.54m (13' 5" x 11' 7") Views to rear garden. Single radiator.

Bedroom 3

2.70m x 1.84m (8' 10" x 6' 0") Views to front. Double radiator.

Bathroom

3.03m x 1.69m (9' 11" x 5' 7") Modern white suite comprising of bath with over bath wall mounted electric shower with glass screen, pedestal sink, ccwc, fully tiled and partly marble boarded walls, tiled effect laminate flooring. Single radiator.

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this larger than normal 3 bedroomed mid-terrace family home. The accommodation briefly comprises; entrance hallway, front lounge, dining area, fitted kitchen, 3 bedrooms and a modern bathroom. The property also has the benefit of gas central heating, double glazed windows, off road parking to front and a garden to rear. Well situated in this popular residential area within easy reach of Middleton town centre, yet also close to all everyday amenities, schools, good public transport services and easy access to M60/M62 & M66 motorway networks.

