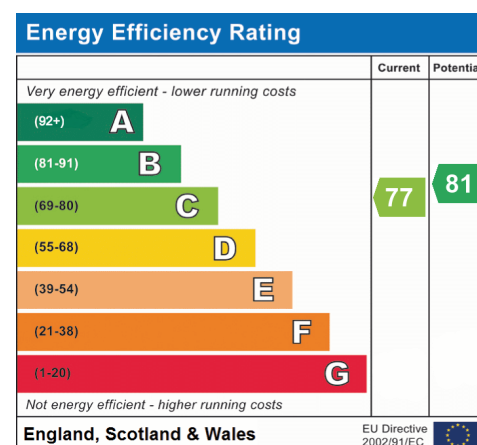


Floorplan

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.



## 1 Peach Bank House Tetlow Street, Middleton, Manchester, Lancashire M24 1BG

- 2 BEDROOMED GROUND FLOOR APARTMENT
- WELL PRESENTED
- DOUBLE GLAZING THROUGHOUT
- COUNCIL TAX BAND A
- NO CHAIN
- EPC RATING C
- LEASEHOLD - £50 PER ANNUM
- SERVICE CHARGE £87.44 PER MONTH

**£120,000**





## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well presented 2 bedroomed ground floor apartment. The accommodation briefly comprises; entrance hallway, lounge, modern fitted kitchen, 2 bedrooms and a bathroom. The property also has the benefit of double glazed windows, electric wall heaters and secure intercom access. Well situated in this popular residential area within easy reach of all everyday amenities, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the junction 19 of the M60 motorway link.

## Ground Floor

### Entrance

Communal entrance into L shaped hallway, built in storage.

### Lounge

4.15m x 3.4m (13' 7" x 11' 2") views to front, arch to kitchen, electric wall heater.

### Kitchen

1.80m x 2.39m (5' 11" x 7' 10") arch to lounge, cream high gloss units with butchers block style worktops, built in single electric oven with 4 ring electric hob, extractor, plumbed for washer, stainless steel sink with chrome mixer tap, part tiled walls, tiled effect flooring.

### Bedroom 1

3.47m x 3.17m (11' 5" x 10' 5") lovely views over greenspace to rear, electric wall heater.

### Bedroom 2

1.72m x 4.24m (5' 8" x 13' 11") lovely views over greenspace to rear, electric wall heater.

### Bathroom

1.17m x 2.39m (3' 10" x 7' 10") white suite comprising; bath with over bath wall mounted electric shower, glass screen, close coupled w.c, sink, marble effect boarded wall panels, extractor.

