



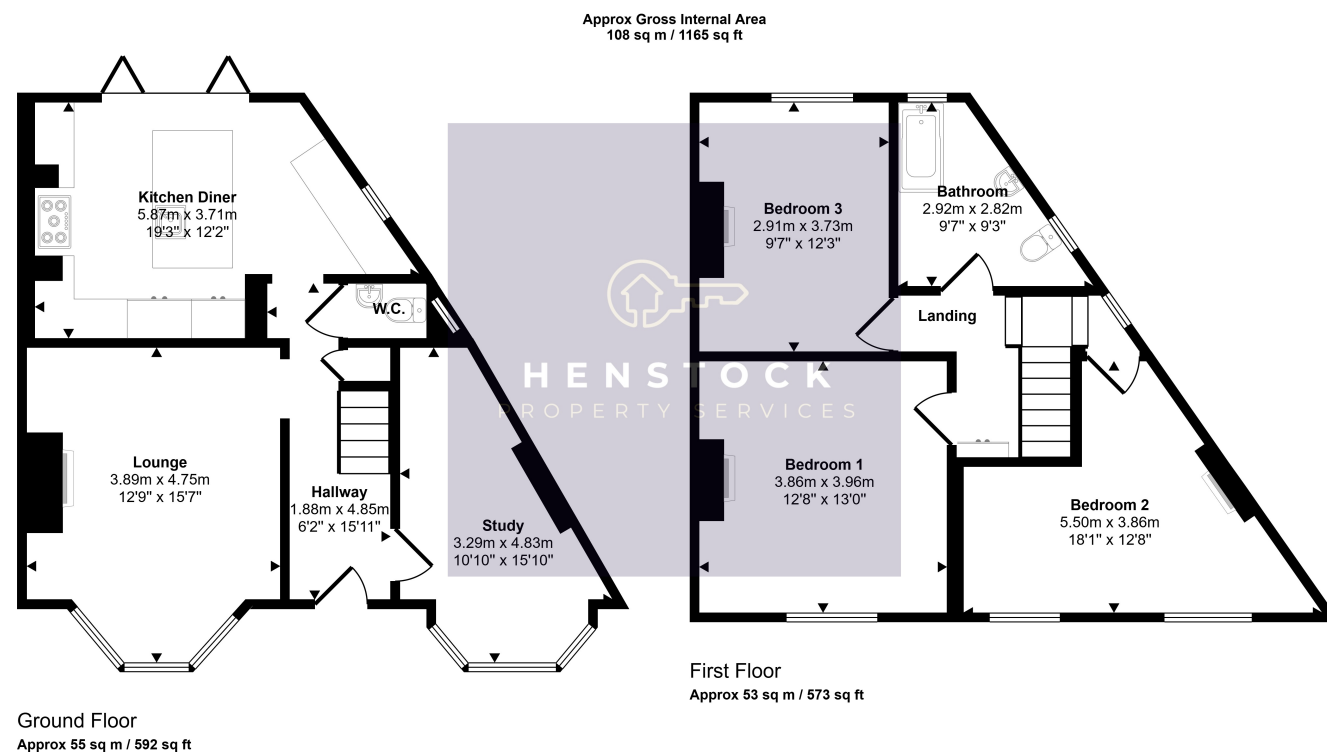
HENSTOCK
PROPERTY SERVICES



24 Sadler Street, Middleton, Manchester, Lancashire M24 5UJ

- 3 BEDROOMED DOUBLE FRONTED TERRACED
- COUNCIL TAX BAND B
- LEASEHOLD
- 2 RECEPTION ROOMS
- MODERN KITCHEN
- GROUND FLOOR W.C
- RETAINING SOME ORIGINAL FEATURES

£235,000



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.



PROPERTY DESCRIPTION

Henstock Property Services are please to market this double bay fronted 3 bedroomed end terraced family home. The living accommodation, retaining some original features, briefly comprises; traditional entrance hallway with ground floor w.c, front lounge, modern fitted kitchen with sliding doors out to rear garden, 2nd reception room/office, 3 double bedrooms and a family bathroom. The property also has the benefit of gas central heating, double glazed windows and a pleasant low maintenance 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.

GROUND FLOOR

Entrance

1.88m x 4.85m (6' 2" x 15' 11") Hallway with access to all ground floor rooms and ground floor w.c, tiled floor, traditional radiator.

Ground Floor W.C

Front Lounge

3.89m x 4.75m (12' 9" x 15' 7") bay window to front, feature fireplace with wood burning stove, double radiator.

Study / 2nd Reception Room

3.29m x 4.83m (10' 10" x 15' 10") bay window to front.

Kitchen

5.87m x 3.71m (19' 3" x 12' 2") modern fitted kitchen with light grey fronted units, white quartz worktops, central island with Belfast style sink and Quooker instant boiling chrome mixer tap, range style stainless steel cooker with 5 ring gas hob, high level microwave, integrated fridge and freezer, zanuzzi built in washing machine, integrated dishwasher, bi-fold doors to rear garden, vertical radiator.

FIRST FLOOR

Bedroom 1

3.86m x 3.96m (12' 8" x 13' 0") views to front, under window radiator, ornate period style fireplace.

Bedroom 2

5.50m x 3.86m (18' 1" x 12' 8") 2 windows to front, double radiator, period feature cast iron fireplace.

Bedroom 3

2.91m x 3.73m (9' 7" x 12' 3") views to rear, period cast iron fireplace, radiator.

Bathroom

2.92m x 2.82m (9' 7" x 9' 3") modern white suite comprising; bath with over bath electric shower, period style taps with flexi hose shower, vanity sink unit with drawers below, close coupled w.c, tiled walls, radiator.

