



# HENSTOCK

PROPERTY SERVICES

Approx Gross Internal Area  
68 sq m / 728 sq ft



Ground Floor  
Approx 34 sq m / 362 sq ft

First Floor  
Approx 34 sq m / 366 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.



## 13 Ambleside Close, Middleton, Manchester, Lancashire M24 4RX

- 2 BEDROOMED END TERRACE
- NO CHAIN
- FREEHOLD
- COUNCIL TAX BAND A
- EPC RATING B
- LARGE REAR GARDEN

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
|   |          | <b>81</b>               | <b>86</b> |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

### £125,000





## GROUND FLOOR

### Entrance

Hallway with under stair storage.

### Through Lounge

2.93m x 5.55m (9' 7" x 18' 3") dual aspect views to front and rear, central fireplace, double radiator.

### Kitchen

2.97m x 2.20m (9' 9" x 7' 3") views to side, white units with black marble style worktops, stainless steel sink with chrome taps, part tiled walls, plumbed for gas cooker and washer, door to rear porch/storage room, single radiator.

### Storage Room/Rear Porch

1.81m x 1.48m (5' 11" x 4' 10") door to rear garden, and door to smaller storage room, single radiator.

## FIRST FLOOR

### Bedroom 1

2.94m x 3.83m (9' 8" x 12' 7") views to rear, built in storage, single radiator.

### Bedroom 2

3.02m x 3.8m (9' 11" x 12' 6") views to rear, single radiator.

## Bathroom

2.72m x 1.64m (8' 11" x 5' 5") white suite comprising; bath, sink, close coupled w.c, part tiled walls, single radiator.

## Exterior

Lawned front and rear gardens.

## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed end terraced home. The living accommodation briefly comprises; entrance hallway, through lounge, fitted kitchen with door to rear storage room, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows and a larger than average lawned garden to rear. Ideally situated within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links

