



HENSTOCK
PROPERTY SERVICES



**68 Windermere Road, Middleton Manchester,
M24 5WR**

- 2 BEDROOMS
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- COUNCIL TAX BAND A
- REAR GARDEN
- FREEHOLD!

£135,000



Ground Floor

Entrance

Hallway with open spindled staircase, oak effect laminate flooring, under stair space, double radiator.

Front Lounge

13' x 6' 2" (3.97m x 1.87m) views to front, oak effect laminate flooring, arch to rear lounge, single radiator.

Rear Lounge

13' 3" x 13' (4.05m x 3.97m) views to rear garden, central feature fireplace with white Adam style surround, marble back and hearth, black and chrome inset gas fire, oak effect laminate flooring, sliding patio doors to rear garden, arch to front lounge. double radiator.

Kitchen

9' 8" x 5' 9" (2.95m x 1.74m) views to rear garden, modern white moulded doors with matching marble effect worktops, oak effect laminate flooring, single radiator.

Garden

Front garden area with planted shrubberies. Good size rear garden with paved patio area leading to shrubberies and lawn.

First Floor

Bedroom 1

15' 11" x 8' 11" (4.84m x 2.72m) views to front, built in mirrored door wardrobes, single radiator.

Bedroom 2

11' 3" x 10' 9" (3.43m x 3.27m) views to rear garden and single radiator.

Bathroom

5' 8" x 4' 10" (1.72m x 1.48m) white suite comprising; bath with over bath wall mounted mixer shower, fully tiled walls, vanity inset sink with storage below. Separate WC room.

PROPERTY DESCRIPTION

FREEHOLD! In need of modernisation. The accommodation briefly comprises; entrance hallway leading to front lounge/dining area with arch to rear lounge, modern fitted kitchen, 2 bedrooms and a bathroom with separate w.c. The property also has the benefit of gas central heating, uPVC double glazed windows throughout, front garden area and a good sized garden to rear with paved patio area. 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.

