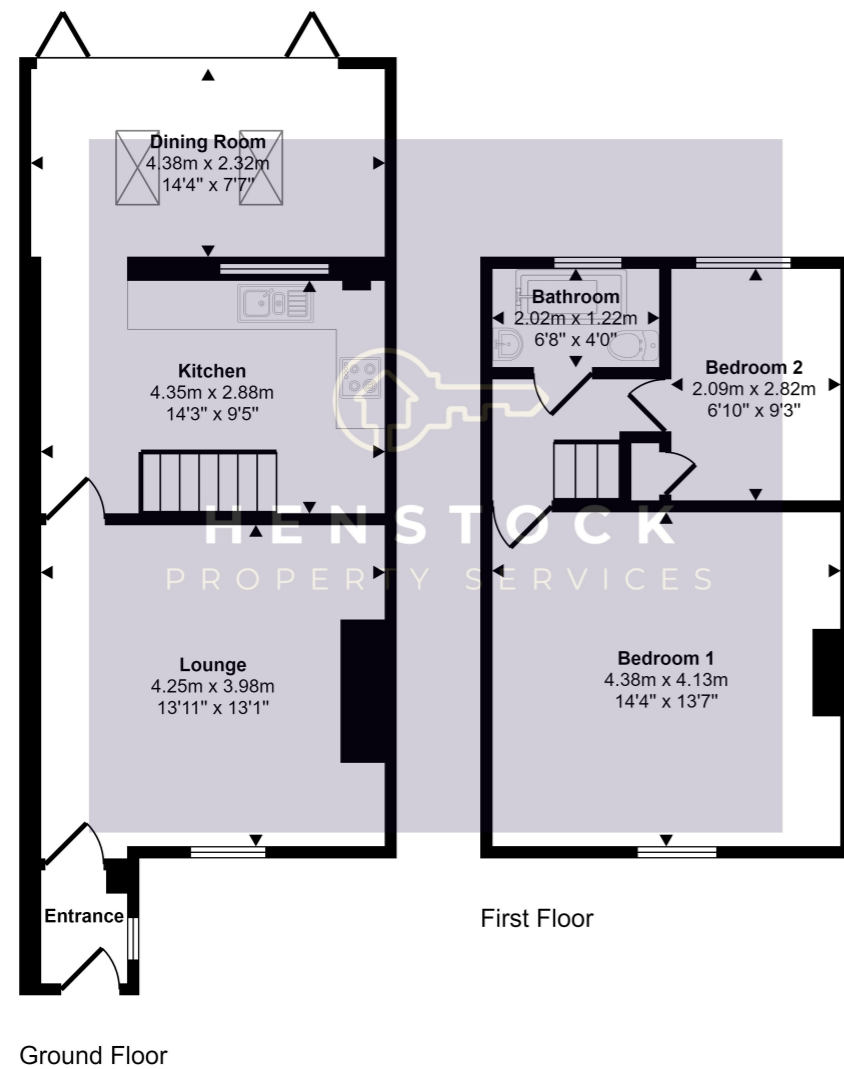




HENSTOCK
PROPERTY SERVICES



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.

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



306 Heywood Old Road, Middleton, Manchester, Lancashire M24 4QG

- 2 BEDROOMED COTTAGE
- LOVELY REAR DINING ROOM WITH BI-FOLD DOORS TO REAR GARDEN
- OFF ROAD PARKING TO FRONT
- PLEASANT REAR GARDEN
- MINUTES FROM JNCT 19 of the M60
- FULLY DOUBLE GLAZED
- GAS CENTRAL HEATED

£250,000



PROPERTY DESCRIPTION

Henstock Property Services are delighted to market this very well presented and charming 2 bedroomed mid cottage presented to a very high standard throughout. The living accommodation briefly comprises; entrance porch leading into front lounge, modern fitted kitchen, rear dining room / sunroom with bi-fold doors to rear garden, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows throughout, off road parking to front for 2 cars and a pleasant decked / lawned garden to rear. Well situated in this much sought after area of Bowlee, whilst also close to Heywood and Middleton, plus within close proximity to transport links and minutes from Junction 19 of the M60 motorway network.

Ground Floor

Entrance

1.58m x 1.14m (5' 2" x 3' 9") Porch leading into lounge, oak effect laminate flooring.

Lounge

4.25m x 3.98m (13' 11" x 13' 1") views to front, central inset Fireline wood burning stove set into chimney, tiled hearth, grey oak effect laminate flooring. beamed ceiling, built in shelving, exposed brickwall.

Kitchen

4.35m x 2.88m (14' 3" x 9' 5") views to rear, modern grey units with white marble worktops, built in single electric oven, 4 ring ceramic hob, extractor, Belfast style sink with chrome mixer tap, housing for double fridge/freezer, part tiled walls, grey oak effect laminate flooring, spindled staircase with exposed slate wall, double radiator.

Dining Room / Sun Room

4.38m x 2.32m (14' 4" x 7' 7") views to rear, bi-fold patio doors, oak effect laminate flooring, 2 velux style roof windows, double radiator.

Upper Floor

Bedroom 1

4.38m x 4.13m (14' 4" x 13' 7") views to front, central marble fireplace, double radiator.

Bedroom 2

2.09m x 2.82m (6' 10" x 9' 3") views to rear, single radiator.

Bathroom

2.02m x 1.22m (6' 8" x 4' 0") views to rear, white modern suite comprising; freestanding bath with flexi hose shower and tap, vanity sink, close coupled w.c, fully tiled walls, tiled floor, spotlights.

Exterior

Front - off road parking for two cars.
Rear - Decked wooden patio with side raised beds and York stone effect paving, 2 single sheds.

