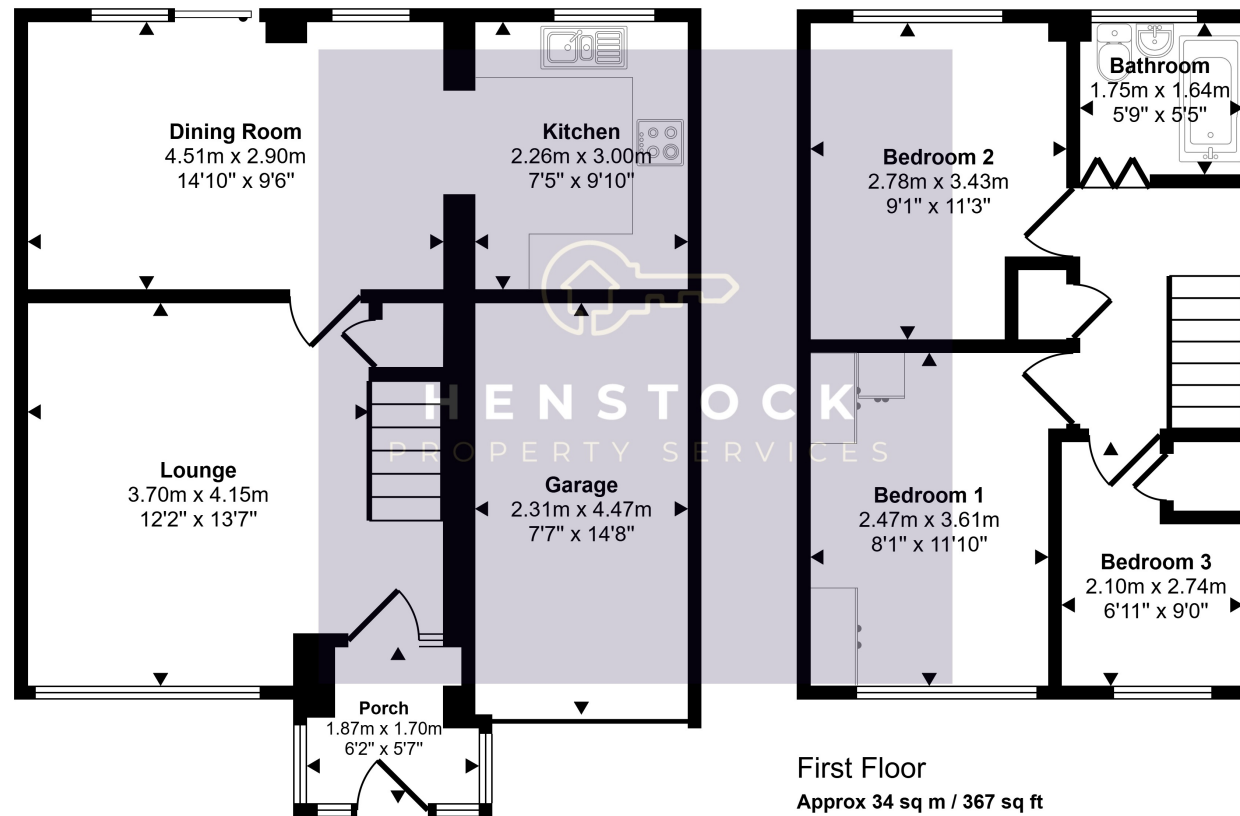


Approx Gross Internal Area
89 sq m / 961 sq ft



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.



HENSTOCK
PROPERTY SERVICES



**107 Hereford Way, Middleton, Manchester,
Lancashire M24 2NL**

- 3 BEDROOMED SEMI DETACHED
- IN NEED OF UPGRADING
- FREEHOLD
- NO CHAIN
- GARAGE
- REAR GARDEN
- COUNCIL TAX BAND B

£215,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed semi detached family home set in this popular residential area. The living accommodation, in need of upgrading, briefly comprises; entrance porch, front lounge, dining room, kitchen, 3 bedrooms and bathroom. The property also has the benefit of gas central heating, double glazed windows, off road parking to front with single garage and a garden 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.

GROUND FLOOR

Entrance

Porch into front lounge.

Front Lounge

3.70m x 4.15m (12' 2" x 13' 7") views to front, open railed staircase, single radiator.

Dining Room

4.51m x 2.9m (14' 10" x 9' 6") Views to rear, sliding patio door to rear garden, arch to kitchen, single radiator.

Kitchen

2.26m x 3m (7' 5" x 9' 10") views to rear, arch to dining room, modern maple style units, marble effect worktops, built in single electric oven, 4 ring gas hob, extractor, stainless steel sink with chrome mixer tap, part tiled walls, plumbed for washer.

Garage

2.31m x 4.47m (7' 7" x 14' 8") power, lighting with up and over door to front.

FIRST FLOOR

Bedroom 1

2.47m x 3.61m (8' 1" x 11' 10") views to front, single radiator.

Bedroom 2

2.78m x 3.43m (9' 1" x 11' 3") into recess, views to rear, single radiator.

Bedroom 3

2.1m x 2.74m (6' 11" x 9' 0") views to front, single radiator.

Bathroom

1.75m x 1.64m (5' 9" x 5' 5") white suite comprising; bath with over bath wall mounted electric shower, sink, close coupled w.c, fully tiled walls, single radiator.

Exterior

Gated block paved parking to front. Paved rear garden.

