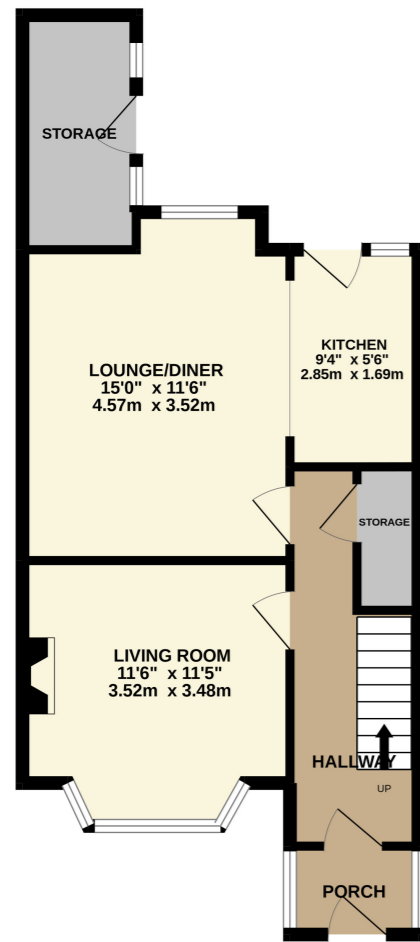
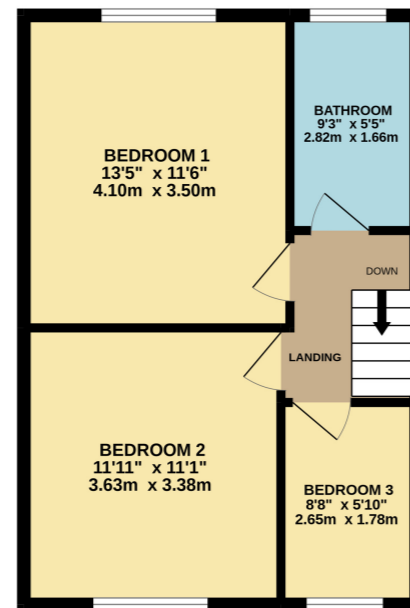


GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 924 sq.ft. (85.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



**HENSTOCK**  
PROPERTY SERVICES



## 74 Great Arbor Way, Middleton, Manchester, Lancashire M24 4AU

- 3 BEDROOMED MID TERRACED
- NO CHAIN
- FREEHOLD
- GAS CENTRAL HEATING
- REAR GARDEN
- VIEWS OVER FISHING LAKE
- EPC RATING C
- COUNCIL TAX BAND A

**Offers in Region of £160,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed mid terraced home set in this popular residential area. The living accommodation briefly comprises; entrance hallway, fitted kitchen/diner, lounge, 3 bedrooms and a modern shower room. The property also has the benefit of gas central heating and a pleasant garden to rear with views over fishing lake. 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

Hallway with storage cupboard and double radiator.

### Kitchen/Diner

16' 4" x 11' 6" (4.97m x 3.50m) high gloss white fronted units with marble effect worktops, stainless steel sink with chrome mixer tap, 4 ring gas hob, built in single electric oven and extractor, tiled splashback, plumbed for washer, laminate flooring, breakfast bar with space for 3 stools, double radiator.

### Lounge

11' 7" x 12' 8" (3.53m x 3.87m) under stair storage, laminate flooring, door to rear, double radiator.

## First Floor

### Bedroom 1

8' 11" x 14' 2" (2.73m x 4.31m) views to rear, recessed wardrobe area, single radiator.

### Landing Area

Landing with 3 built in storage cupboards.

### Bedroom 2

12' 1" x 5' 11" (3.68m x 1.81m) views to rear, laminate flooring, single radiator.

### Bedroom 3

11' 2" x 5' 9" (3.41m x 1.75m) views to rear, single radiator.

## Shower Room

8' 7" x 5' 2" (2.62m x 1.57m) modern shower room comprising; walk in shower with glass screen, mixer bar shower with flexi hose and drop head attachments, close coupled w.c, sink with storage drawers below, fully tiled walls, tiled floor, chrome heated towel rail.

## Exterior

Enclosed lawned garden to rear with views to fishing lake.

