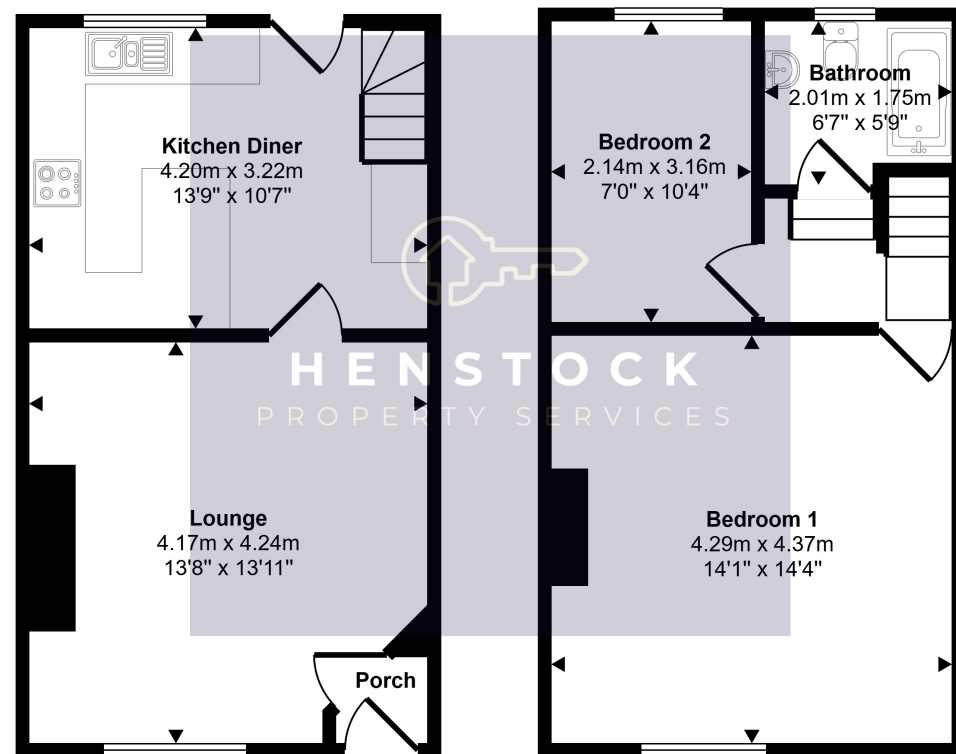




HENSTOCK
PROPERTY SERVICES



Approx Gross Internal Area
66 sq m / 708 sq ft



Ground Floor
Approx 33 sq m / 354 sq ft

First Floor
Approx 33 sq m / 354 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

3 Ash Street, Middleton, Manchester, Lancashire M24 2HA

- 2 BEDROOMED MID TERRACE
- WELL PRESENTED INTERIOR
- EPC RATING D
- NO CHAIN
- FREEHOLD
- COUNCIL TAX BAND A
- CLOSE TO MILLS HILL TRAIN STATION

Offers in Region of £170,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well presented 2 bedroomed traditional mid terraced house. The living accommodation briefly comprises; entrance vestibule leading into front lounge, modern fitted kitchen, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows and a pleasant rear yard. Well situated in this popular residential area within easy reach of Middleton town centre, close to all everyday amenities, schools, good public transport services and easy access to M60/M62 & M66 motorway networks

GROUND FLOOR

Front Lounge

4.17m x 4.24m (13' 8" x 13' 11") views to front, oak effect laminate flooring, spotlights, feature wall mounted mirror with lighting, 2 single radiators.

Kitchen

4.2m x 3.22m (13' 9" x 10' 7") views to rear, modern grey high gloss units with white marble style worktops, built in single electric oven, 4 ring ceramic hob, extractor, integral condensing dryer, central breakfast bar, marble effect boarded walls, open railed staircase, door to rear garden area, 1 1/2 bowl Asterite sink with chrome mixer tap, concealed under counter lighting, single radiator.

FIRST FLOOR

Bedroom 1

4.29m x 4.37m (14' 1" x 14' 4") views to front, original cast iron fire surround, single radiator.

Bedroom 2

2.14m x 3.16m (7' 0" x 10' 4") views to rear, single radiator.

Bathroom

2.03m x 1.8m (6' 8" x 5' 11") modern white suite comprising; bath with over bath flexi hose and rain shower head, folding glass screen, close coupled w.c, vanity sink with storage and drawers below, extractor, fully tiled walls, tiled floor, spotlights, chrome heated towel rail.

Exterior

Shaded front garden area.
Fully concreted rear yard.

