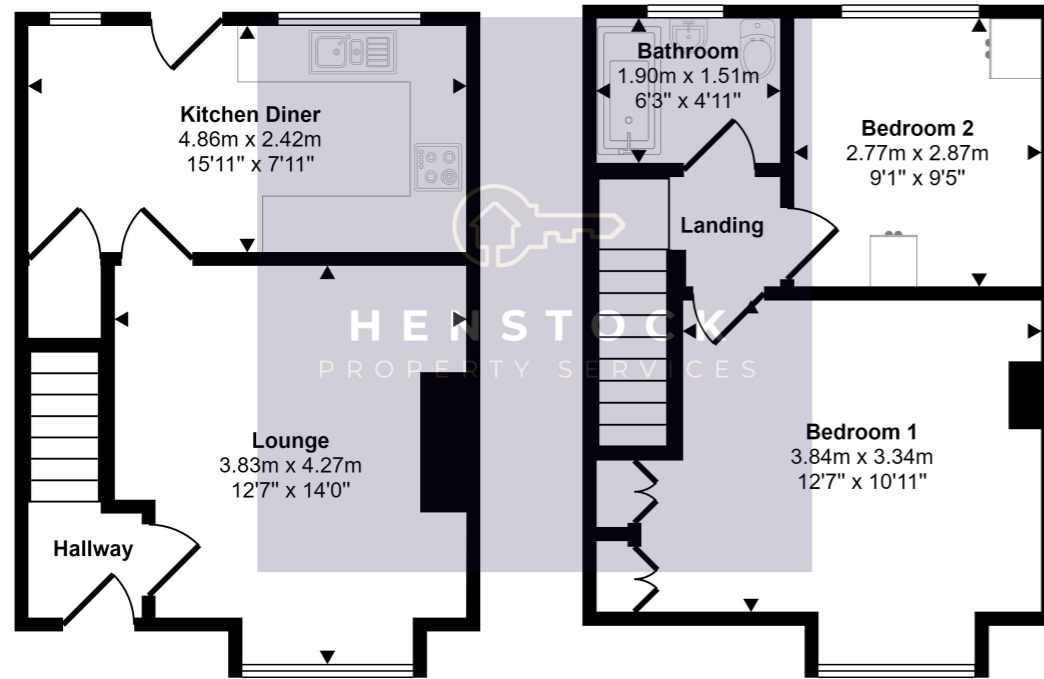




HENSTOCK
PROPERTY SERVICES

Approx Gross Internal Area
63 sq m / 674 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+)	A		90
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



55 Greenhill Road, Middleton, Manchester, Lancashire M24 2BB

- 2 BEDROOM MID TERRACE
- GAS CENTRAL HEATING
- WELL LOOKED AFTER PROPERTY
- PLEASANT GARDEN AND VIEWS TO REAR
- OFF ROAD PARKING TO THE REAR

£160,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed mid terraced family home. The accommodation briefly comprises; entrance hallway, front lounge, fitted kitchen/diner. Upstairs you'll find 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, hardwood double glazed windows, off road parking to rear through double gates and a pleasant garden to rear. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links.

Entrance

Hallway.

Front Lounge

3.83m x 4.36m (12' 7" x 14' 4") Bay window to front, feature inset log effect gas fire, double radiator.

Kitchen Area [Kitchen / Diner]

2.49m x 2.39m (8' 2" x 7' 10") Views to rear garden, modern cream units with black high gloss marble effect worktops, built in single electric oven, four ring gas hob, extractor, stainless steel sink with chrome mixer tap, partly tiled walls, oak effect laminate flooring.

Dining Area [Kitchen / Diner]

2.63m x 2.33m (8' 8" x 7' 8") Views to rear garden, under stair storage, oak effect laminate flooring, door to rear. Double Radiator

External

Front: Paved path with side garden.

Rear: Wooden decked patio area with central paved and stoned path with side lawn and rockery, single shed (with power), gated off road parking space.

Upper Floor

Bedroom 1

3.91m x 4.26m (12' 10" x 14' 0") Views to front, fully fitted modern wardrobes and drawer pack. Double radiator.

Bedroom 2

2.80m x 2.69m (9' 2" x 8' 10") Views to rear garden and green space beyond, black modern fitted wardrobes and storage cupboards. Double radiator.

Bathroom

1.93m x 1.48m (6' 4" x 4' 10") Modern white suite featuring compact bath with wall mounted electric shower, vanity combined sink and ccwc with storage below, fully tiled walls, chrome heated towel rail.

