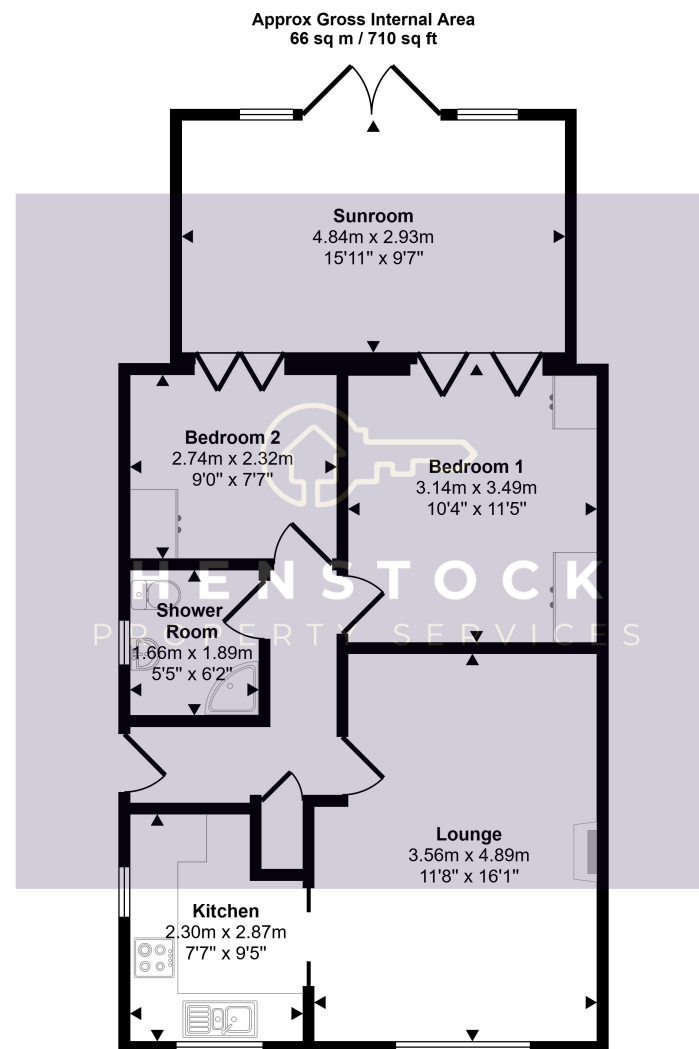




Floorplan

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



## 7 Abbotsford Drive, Middleton, Manchester, Lancashire M24 5NB

- 2 BEDROOMED SEMI DETACHED BUNGALOW
- NO CHAIN
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B
- OFF ROAD PARKING TO FRONT
- LEASEHOLD

**£230,000**



## PROPERTY DESCRIPTION

Henstock Property Services are please to market this 2 bedroomed semi-detached true bungalow. The living accommodation briefly comprises; entrance hallway, front lounge open to fitted kitchen, 2 bedrooms, shower room and a large rear sunroom. The property also has the benefit of gas central heating, double glazing to most windows, off road parking to front and a pleasant rear garden.

Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and access to M60/M62 motorway links. PLEASE NOTE: the property is to be cleared by the purchaser.

## GROUND FLOOR

### Entrance

2.88m x 2.93m (9' 5" x 9' 7") L shaped hallway, built in storage, single radiator.

### Lounge

3.56m x 4.89m (11' 8" x 16' 1") open to kitchen, views to front, arch to kitchen, feature fireplace, single radiator.

### Kitchen

2.3m x 2.87m (7' 7" x 9' 5") arch to lounge, views to front and side, modern white units with black marble effect worktops, built in single oven, 4 ring ceramic hob, extractor, stainless steel sink with chrome taps, plumbed for washer, part tiled walls, single radiator.

### Bedroom 1

3.14m x 3.49m (10' 4" x 11' 5") views to rear, fully fitted wardrobes and drawer pack, oak effect laminate flooring, folding French doors to rear sunroom, single radiator.

### Bedroom 2

2.52m x 2.69m (8' 3" x 8' 10") part fitted wardrobes, folding French doors to sunroom, single radiator.

### Shower Room

1.66m x 1.89m (5' 5" x 6' 2") views to side, white modern suite comprising; corner shower cubicle with wall mounted electric shower, vanity sink and close coupled w.c, built in storage, fully marble effect boarded walls, double radiator.

### Rear Sunroom

4.84m x 2.93m (15' 11" x 9' 7") Large rear extension sunroom with folding French doors to both bedrooms, double patio doors to rear garden, 2 double radiators.

### Exterior

Front garden area - mature planted bushes with hardstanding off road parking to side. Rear garden - paved patio, lawn, planted borders and shed.

### PLEASE NOTE

The property must be cleared by the buyers.

