



HENSTOCK
PROPERTY SERVICES



107 Morton Street, Middleton, Manchester, Lancashire M24 6AX

- 3 BEDROOMED MID TERRACED
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- LARGE REAR GARDEN
- COUNCIL TAX BAND A
- LEASEHOLD

£170,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed mid terraced family home. The living accommodation briefly comprises; entrance vestibule into front lounge, fitted kitchen/diner, 2 bedrooms and a bathroom on the middle floor, with stairs up to the 3rd bedroom. The property also has the benefit of gas central heating, uPVC double glazed windows and a good sized garden to rear (part rented from Rochdale Council). 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

Vestibule into lounge.

Lounge

4.29m x 4.63m (14' 1" x 15' 2") views to front, central feature period fireplace with black slate surround, cast iron inset coal effect gas fire and hearth, oak effect laminate flooring, double radiator.

Kitchen/Diner

4.56m x 2.68m (15' 0" x 8' 10") bay window to rear, grey modern units with butchers block and marble style worktops, built in single electric oven, 4 ring gas hob, extractor, stainless steel sink with chrome mixer tap, plumbed for washer and dishwasher, space for dining suite, part tiled walls, single radiator.

FIRST FLOOR

Bedroom 1

4.18m x 3.41m (13' 9" x 11' 2") views to front, built in original storage cupboard, oak effect laminate flooring, double radiator.

Bedroom 2

2.87m x 2.83m (9' 5" x 9' 3") views to rear, oak effect laminate flooring, built in storage cabinet, double radiator.

Bathroom

2.56m x 1.57m (8' 5" x 5' 2") views to rear, white suite comprising; period style freestanding claw footed bath with Victorian style mixer/flexi hose shower, freestanding sink, close coupled w.c, fully tiled walls, tiled floor, marble effect boarded ceiling with spotlights, chrome heated towel rail.

2nd FLOOR

3rd Bedroom

4.51m x 6.21m (14' 10" x 20' 4") staircase up to attic room, feature window to rear, eave storage space, single radiator.

