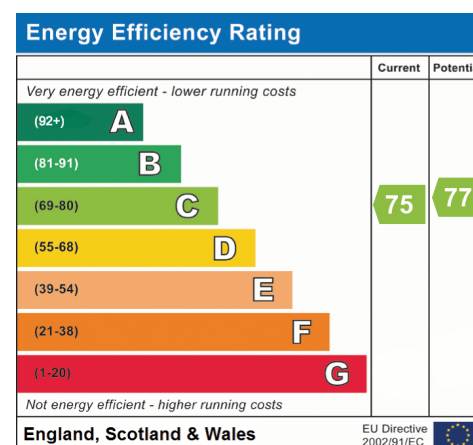


Floorplan

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



## 72, Tudor Grove, Middleton, Manchester, Lancashire M24 5AJ

- 1 BEDROOMED UPPER FLOOR MAISONETTE
- COUNCIL TAX BAND A
- NO CHAIN
- LEASEHOLD - £50 PER ANNUM
- SEPARATE FREEHOLD GARDEN AREA
- GAS CENTRAL HEATING
- EPC RATING C

**Offers in Region of £120,000**





## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 1 bedroomed upper floor maisonette in this popular residential area. The living accommodation briefly comprises; private entrance door on the ground floor with stairs up to landing area, lounge, separate fitted kitchen, 1 bedroom and bathroom. The property also has the benefit of gas central heating, double glazed windows. allocated parking to side and a separate enclosed freehold garden which is situated across the car park. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

## UPPER FLOOR

### Entrance

Entrance on the ground floor with stairs leading up to landing area with built in storage.

### Lounge

4.09m x 3.24m (13' 5" x 10' 8") into recessed doorway, views to front, oak effect laminate flooring, built in storage cupboard, single radiator.

### Kitchen

1.74m x 2.92m (5' 9" x 9' 7") modern white units with white marble effect worktops, built in single electric oven with 4 ring ceramic hob, extractor, stainless steel sink with chrome mixer tap, plumbed for washer, part tiled walls, oak effect laminate flooring, single radiator.

### Bedroom 1

3.38m x 2.86m (11' 1" x 9' 5") views to rear, single radiator.

### Bathroom

2.23m x 1.44m (7' 4" x 4' 9") coloured suite comprising; bath with over bath wall mounted mixer shower, sink, close coupled w.c, half tiled walls, tiled floor, extractor, single radiator.

## Exterior

This property benefits from a good sized enclosed garden space that is situation across the car park from the main front door. This garden area is freehold.

