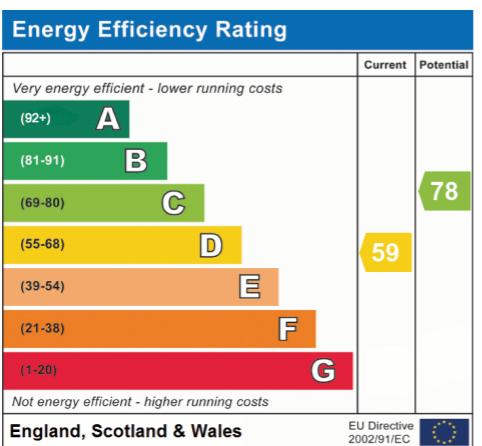


Ground Floor  
Approx 39 sq m / 421 sq ft

First Floor  
Approx 33 sq m / 351 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.



**HENSTOCK**  
PROPERTY SERVICES



## 182 Grimshaw Lane, Middleton, Manchester, Lancashire M24 2AH

- 2 BEDROOMED MID TERRACE
- PLEASANT REAR GARDEN
- GAS CENTRAL HEATING
- FULLY REFURBSIHED INTERIOR
- COUNCIL TAX BAND A
- EPC RATING D
- FREEHOLD
- NO CHAIN

**£180,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well presented 2 bed roomed mid terraced home which has been recently refurbished. The living accommodation briefly comprises; entrance into front lounge, dining room, recently fitted extended kitchen, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating and uPVC double glazed windows and a pleasant rear garden. Well situated within easy reach of all everyday amenities, shops/supermarkets, leisure/fitness facilities, good public transport services and close to the M60 motorway links.

## GROUND FLOOR

### Entrance

1.18m x 1.02m (3' 10" x 3' 4") Vestibule leading into front lounge.

### Front Lounge

3.96m x 4m (13' 0" x 13' 1") views to front, central feature fireplace, double radiator.

### Rear Lounge/Dining Room

3.93m x 3.33m (12' 11" x 10' 11") views to rear, under stair storage, double radiator.

### Kitchen

1.46m x 4.33m (4' 9" x 14' 2") views to rear and side, modern grey units with white marble effect worktops, built in single electric oven with 4 ring gas hob, extractor, stainless steel sink with chrome mixer tap, plumbed for washer, part tiled walls, door to rear garden, single radiator.

## FIRST FLOOR

### Bedroom 1

4.01m x 3.99m (13' 2" x 13' 1") views to front, double radiator.

### Bedroom 2

2.55m x 3.26m (8' 4" x 10' 8") views to side, built in storage cupboard, single radiator.

## Bathroom

2.32m x 1.63m (7' 7" x 5' 4") views to rear, modern white suite comprising; bath with over bath wall mounted electric shower, glass screen, sink, close coupled w.c, part tiled walls, spotlights, chrome heated towel rail.

## Exterior

Steps down to central paved path, slate area and fake grass lawn.

