



**HENSTOCK**  
PROPERTY SERVICES

**SOLD  
STC**



**660 Manchester Old Road, Middleton,  
Manchester, Lancashire M24 4GB**

- 2 BEDROOMED MID TERRACE
- NO CHAIN
- IN NEED OF UPGRADING
- GAS CENTRAL HEATING
- CELLAR

**£120,000**





## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed mid-terrace home.

The accommodation briefly comprises; entrance hallway, front lounge open to dining area, kitchen, cellar room, 2 bedrooms and a modern bathroom. The property also has the benefit of gas central heating and mostly double glazed windows plus a rear yard. Well situated in this popular residential area within easy reach of Middleton town centre, yet also close to all everyday amenities, schools, good public transport services and easy access to M60/M62 & M66 motorway networks.

PLEASE NOTE: Anything left in the property after completion will be the purchasers responsibility to clear.

## GROUND FLOOR

### Entrance

Hallway with double radiator.

### Front Lounge/Dining Area

Front - 2.93m x 3.33m (9' 7" x 10' 11") views to front, cast iron fire surround, single radiator.  
Rear - 4.17m x 3.95m (13' 8" x 13' 0") views to front and rear, open chimney breast, arch to front lounge, door to rear garden, door to cellar below, single radiator.

### Kitchen

2.71m x 1.94m (8' 11" x 6' 4") views to rear, oak style units, marble effect worktops, built in single electric oven, electric 4 ring hob, stainless steel sink with chrome mixer tap, single radiator.

### Cellar

3.34m x 2.99m (10' 11" x 9' 10") lighting and power.

## FIRST FLOOR

### Bedroom 1

3.93m x 4.27m (12' 11" x 14' 0") views to front, double radiator.

### Bedroom 2

3.4m x 3.11m (11' 2" x 10' 2") into recess, views to rear, single radiator.

## Bathroom

1.56m x 1.95m (5' 1" x 6' 5") white modern suite comprising; P shaped bath with over bath wall mounted flexi hose and rain showers, glass screen, close coupled w.c, sink, part tiled walls, single radiator.

## Exterior

Fully paved rear yard.

