



HENSTOCK
PROPERTY SERVICES



32 Violet Way, Middleton, Manchester, Lancashire M24 2TE

- 2 BEDROOMED SEMI DETACHED BUNGALOW
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- DRIVEWAY TO FRONT
- PLEASANT REAR GARDEN OVERLOOKING CANAL
- LEASEHOLD

£170,000

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		89
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Henstock Property Services are delighted to market this well presented 2 bedroomed semi detached true bungalow with a pleasant rear garden overlooking Rochdale canal. The living accommodation, which is well presented throughout, briefly comprises; entrance hallway, lounge, modern fitted kitchen, 2 bedrooms (main bedroom has sliding door out to rear garden) and a shower room. The property also benefits from gas central heating, uPVC double glazed windows throughout, off road parking to front and a pleasant rear garden overlooking the canal. Well situated on this quiet cul-de-sac, close to schools, shops/supermarkets, leisure/fitness facilities, good public transport services and access to motorway links M60/M62/M66.

GROUND FLOOR

Entrance

Hallway with built in storage, tiled floor, single radiator.

Lounge

5.08m x 3.27m (16' 8" x 10' 9") views to front, grey oak effect laminate flooring, double radiator.

Kitchen

3.08m x 2.22m (10' 1" x 7' 3") views to front, modern cream units with butchers block style worktops, stainless steel sink with chrome mixer tap, built in single electric oven, 4 ring gas hob, extractor, part tiled walls, spotlights, single radiator.

Shower Room

1.78m x 1.48m (5' 10" x 4' 10") modern white suite comprising, corner shower with glass sliding doors, wall mounted mixer shower, close coupled w.c, vanity sink with storage below, fully tiled walls, extractor, spotlights, chrome heated towel rail.

Bedroom 1

3.98m x 3.10m (13' 1" x 10' 2") views to rear and canal, oak effect laminate flooring, sliding patio doors to rear garden overlooking canal to rear, double radiator.

Bedroom 2

3.06m x 2.44m (10' 0" x 8' 0") views to rear, double patio doors to rear, single radiator.

Exterior

Front garden area - part lawn / part paved with off road parking.

Rear garden - paved patio, central lawn, 2 sheds, gated to planted area onto canal.

Tenure

Leasehold property with ground rent of £40 per year. There is the residue of 999 years remaining on the lease.

