



**HENSTOCK**  
PROPERTY SERVICES



## 75 Elm Street, Middleton, Manchester, Lancashire M24 2EQ

- 3 BEDROOMED MID TERRACED
- NO CHAIN
- COUNCIL TAX BAND A
- LEASEHOLD - £5 PER ANNUM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS

**£195,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed mid terraced family home with a single storey rear extension. The accommodation briefly comprises; entrance hallway, front lounge into extended dining room with patio doors to rear, extended kitchen, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows and garden to rear.

Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links.

## GROUND FLOOR

### Entrance

Hallway with open spindled staircase, under stair storage, single radiator.

### Front Lounge

5.5m x 3.41m (18' 1" x 11' 2") dual aspect views to front and rear, central pebble effect inset gas fire, oak effect laminate flooring, arch to extended dining room.

### Extended Dining Room

3.15m x 2.69m (10' 4" x 8' 10") views to rear, oak effect laminate flooring, sliding patio door to garden, double radiator.

### Extended Kitchen

5.8m x 1.82m (19' 0" x 6' 0") views to rear, modern oak effect cupboards, marble effect worktops, built in single electric oven, 4 ring gas hob, extractor, 1 1/2 bowl stainless steel sink with chrome mixer tap, part tiled walls, tiled floor, space for dining table, double radiator.

## FIRST FLOOR

### Bedroom 1

3.44m x 2.9m (11' 3" x 9' 6") views to front single radiator.

### Bedroom 2

3.44m x 3.03m (11' 3" x 9' 11") views to rear, single radiator.

### Bedroom 3

2.11m x 1.96m (6' 11" x 6' 5") views to front, built in bunk bed.

## Bathroom

2.12m x 2.04m (6' 11" x 6' 8") white suite comprising; bath with over bath flexi hose and rain head shower, close coupled w.c, vanity sink, grey panelled walls, spotlights, chrome heated towel rail.

## Exterior

Front garden area - lawned with central path. Rear garden - decked area to lawn.

