



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.



## 692 Manchester Old Road, Middleton, Manchester, Lancashire M24 4GB

- 2 BEDROOMED TRADITIONAL MID TERRACED
- COUNCIL TAX BAND A
- FREEHOLD
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- CELLAR ROOM
- WELL PRESENTED INTERIOR

**£185,000**





## PROPERTY DESCRIPTION

Henstock Property Services are delighted to present this charming two-bedroomed traditional mid-terraced family home. The living accommodation, retaining many period features, briefly comprises a welcoming hallway leading to open plan lounge/dining room, fitted kitchen, cellar room (with power and lighting), 2 generously sized bedrooms, and a modern bathroom. This property further benefits from gas central heating, double-glazed windows, and a private rear garden. Ideally situated, this residence offers excellent accessibility to a wide range of local amenities, including schools, supermarkets, leisure and fitness facilities, as well as efficient public transport links. Its strategic location provides easy access to both the M60 and M62 motorway networks, alongside being within a stones throw of Middleton town center and Alkrington Nature Reserve, making it particularly appealing to commuters and families alike.

## GROUND FLOOR

### Entrance Hallway

4.46m x 1.03m (14' 8" x 3' 5") period style tiled floor, single radiator.

### Through Lounge/Dining Room

3.36m x 7.77m (11' 0" x 25' 6")

Front Area - central open fireplace, stripped pine flooring, double radiator.

Dining Area - views to rear, central open fireplace with Victorian ornate cast iron surround, tiled floor, original York stone floor, single patio door to rear garden, double radiator.

### Kitchen

2.41m x 2.7m (7' 11" x 8' 10") views to rear garden, modern grey and white units with butchers block style worktops, single freestanding gas cooker, 1 1/2 bowl Asterite sink, matching mixer tap, integrated dishwasher, part tiled walls, tiled floor, spotlights, door to cellar.

## CELLAR

### Cellar Room

4.44m x 3.51m (14' 7" x 11' 6") windows to front, power and lighting, plumbed for washer and dryer, 2 single radiators.

## FIRST FLOOR

### Bedroom 1

4.59m x 3.39m (15' 1" x 11' 1") views to front, original dark stripped wooden floorboards, original cast iron fireplace, double radiator.

### Bedroom 2

2.8m x 4.5m (9' 2" x 14' 9") views to rear, original stripped pine floorboards, built in storage, double radiator.

### Bathroom

2.39m x 2.78m (7' 10" x 9' 1") modern white suite comprising; bath, sink, close coupled w.c, double walk in shower cubicle with wall mounted flexi hose and drop head rain shower, part tiled walls, spotlights, chrome heated towel rail.

### Exterior

Rear Garden - flagged with raised planted borders.

