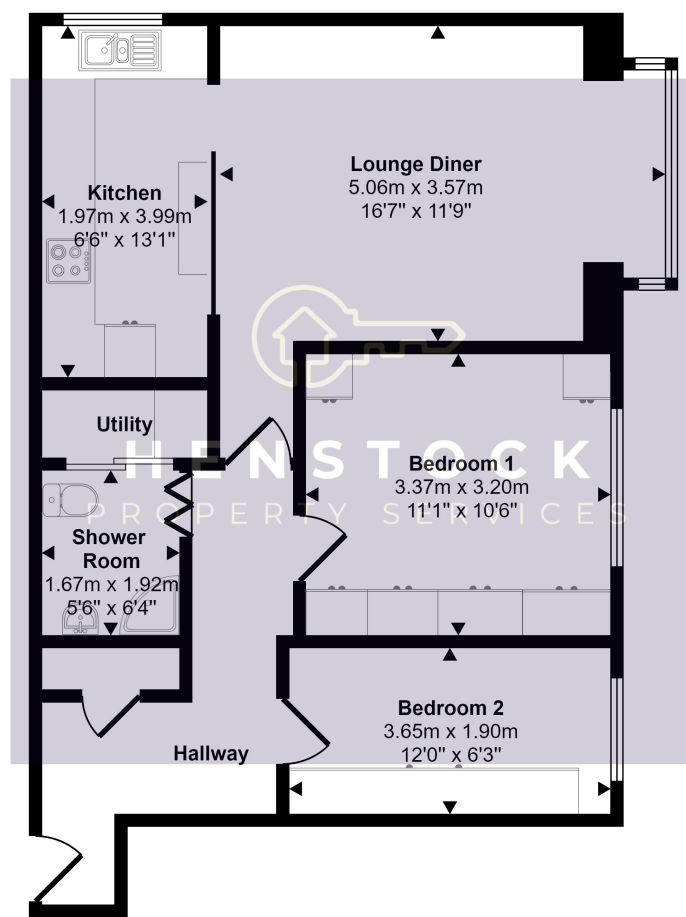


Approx Gross Internal Area
61 sq m / 654 sq ft



Floorplan

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



Flat 43 Ninian Court, Sadler Street, Middleton, Manchester, Lancashire M24 5TR

- 2 BEDROOMED 2nd FLOOR APARTMENT
- UPVC DOUBLE GLAZED WINDOWS
- COUNCIL TAX BAND A
- WITHIN WALKING DISTANCE OF MIDDLETON TOWN CENTRE
- LOVELY COMMUNAL GARDENS
- GAS CENTRAL HEATING

£129,950



Entrance

Hallway

Lounge / Diner

5.06m x 3.57m (16' 7" x 11' 9")

Kitchen

1.97m x 3.99m (6' 6" x 13' 1")

Shower Room

1.67m x 1.92m (5' 6" x 6' 4")

Utility Area

Accessed from Shower Room via sliding doors

Master Bedroom

3.37m x 3.20m (11' 1" x 10' 6")

Bedroom 2

3.65m x 1.90m (12' 0" x 6' 3")

PROPERTY DESCRIPTION

Henstock Property Services are delighted to market this 2 bedroomed second floor apartment presented to a very good standard throughout. The living accommodation, briefly comprises; communal intercom entrance leading to private entrance hallway, lounge, kitchen, 2 bedrooms and a shower room. The property also has the benefit of gas central heating, uPVC double glazing and well maintained communal gardens with plenty of communal parking. Well situated within a couple of minutes of Middleton Town Centre, whilst also close to schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60 motorway network. PLEASE NOTE: Service Charge is £75 per month, and the yearly ground rent is £35.

