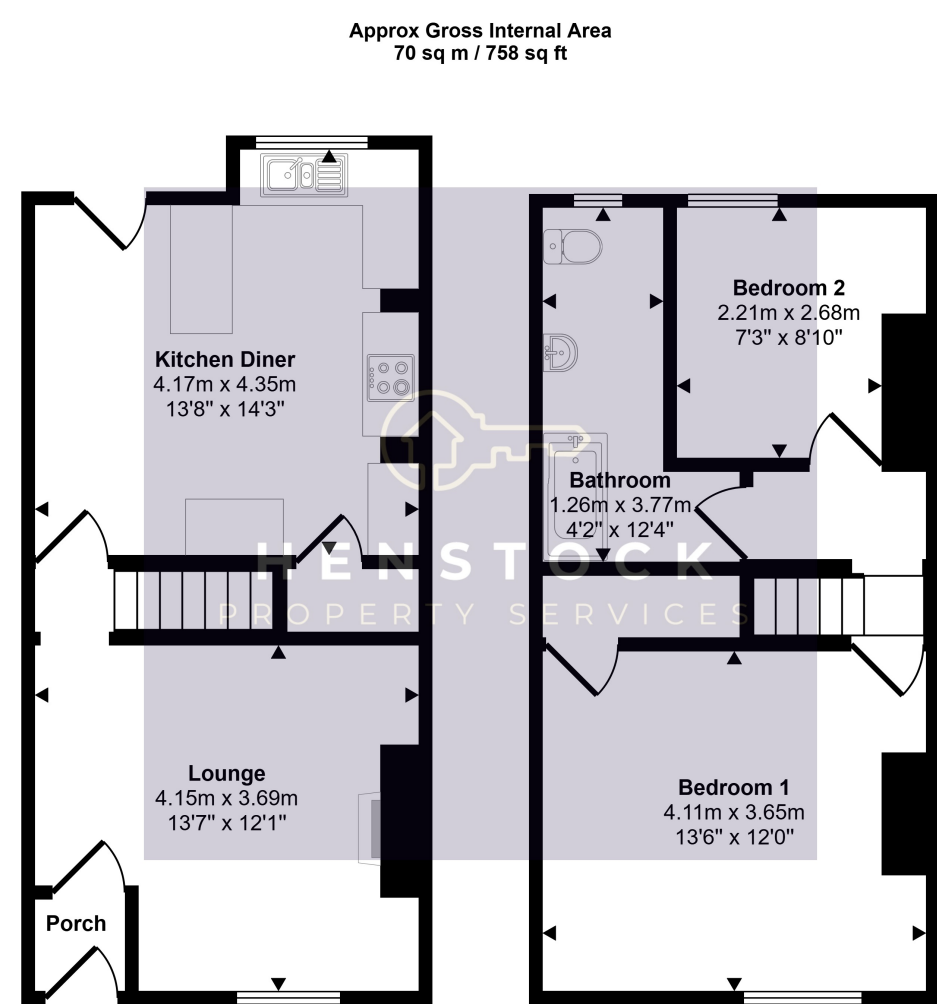
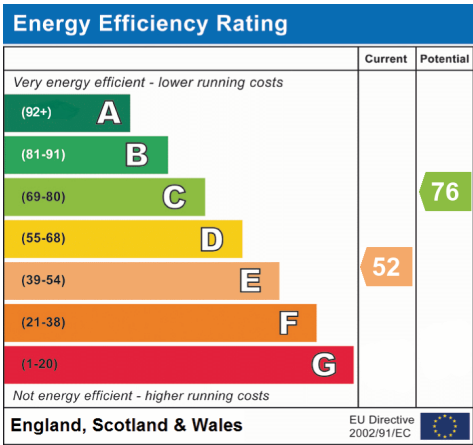




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



HENSTOCK
PROPERTY SERVICES



**64 Mills Hill Road, Middleton, Manchester,
Lancashire M24 2EE**

- 2 BEDROOMED MID TERRACED
- NO CHAIN
- LEASEHOLD
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZED WINDOWS
- EPC RATING E
- COUNCIL TAX BAND A

£175,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed mid terraced family home. The living accommodation briefly comprises; entrance vestibule into front lounge, fitted kitchen/diner, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows and a low maintenance rear garden. Ideally situated within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

GROUND FLOOR

Entrance

Vestibule leading into lounge.

Front Lounge

4.15m x 3.69m (13' 7" x 12' 1") views to front, oak effect laminate flooring, central feature fireplace with marble surround, back and hearth, period style electric fire, double radiator.

Kitchen/Diner

4.17m x 4.35m (13' 8" x 14' 3") into bay style window, modern medium oak effect units, white marble style worktops, central island, built in single electric oven, 4 ring ceramic hob, stainless steel sink with chrome mixer tap, part tiled walls, tiled floor, space for dining suite, under stair storage, door to rear, double radiator.

FIRST FLOOR

Bedroom 1

4.11m x 3.65m (13' 6" x 12' 0") views to front, built in storage cupboard, single radiator.

Bedroom 2

2.21m x 2.68m (7' 3" x 8' 10") views to rear, double radiator.

Bathroom

1.26m x 3.77m (4' 2" x 12' 4") L shaped, white modern suite comprising; bath with over bath wall mounted mixer shower, sink, close coupled w.c, part tiled walls, tiled floor, single radiator.

