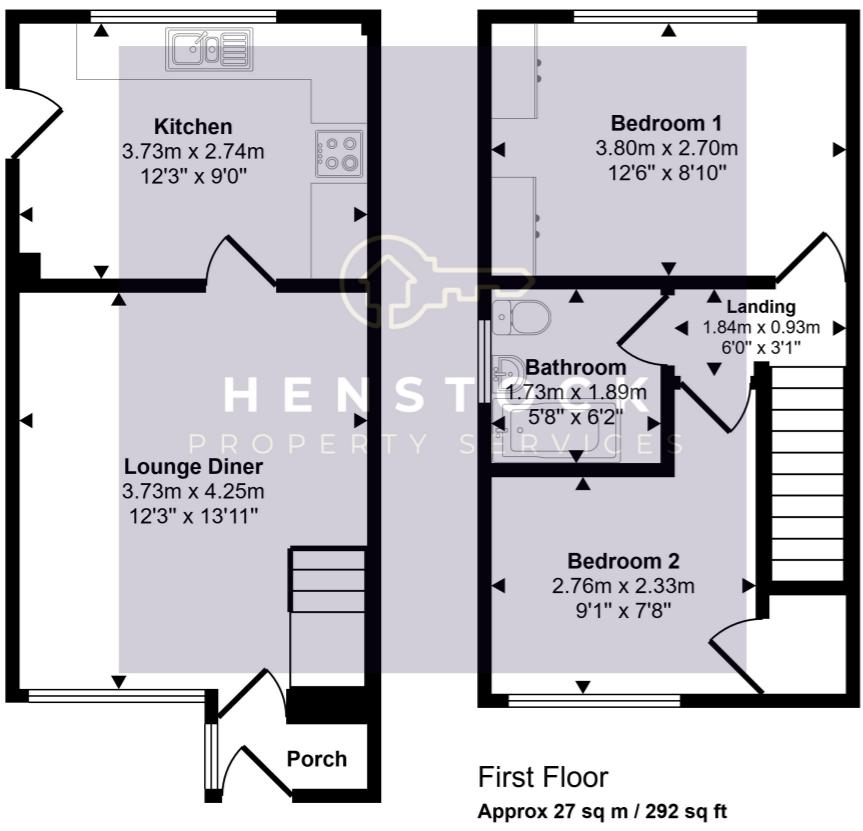
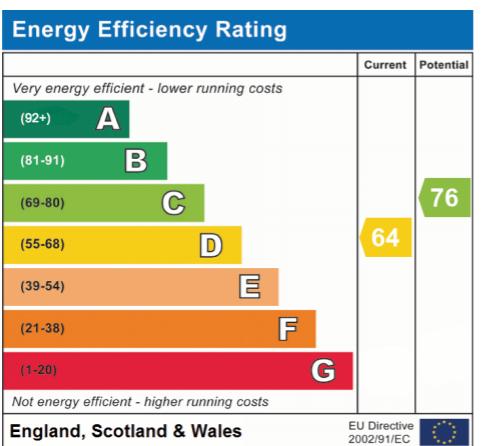


Approx Gross Internal Area  
55 sq m / 592 sq ft



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



## 14 Willow Avenue, Middleton, Manchester, Lancashire M24 2HE

- 2 BEDROOMED SEMI DETACHED
- NO CHAIN
- EPC RATING D
- COUNCIL TAX BAND A
- LEASEHOLD - £25 PER ANNUM
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS

**Offers in Region of £185,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bed roomed semi-detached home. The living accommodation briefly comprises; entrance porch, front lounge, fitted kitchen, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows, paved off road parking to side and a pleasant 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

Porch leading into lounge, oak effect laminate flooring.

### Front Lounge

3.73m x 4.25m (12' 3" x 13' 11") views to front, central feature fireplace with stone surround, back panel and hearth, period style inset brass coal/flame effect electric fire, open railed staircase, oak effect laminate flooring, double radiator.

### Kitchen

3.89m x 2.7m (12' 9" x 8' 10") views to rear, real oak units with white marble effect worktops, plumbed for freestanding gas cooker and washer, 1 1/2 bowl stainless steel sink with chrome mixer tap, space for dining suite, part tiled walls, door to rear garden, single radiator.

## FIRST FLOOR

### Bedroom 1

3.8m x 2.7m (12' 6" x 8' 10") views to rear, built in wardrobes, single radiator.

### Bedroom 2

2.76m x 2.33m (9' 1" x 7' 8") into recessed doorway, views to front, built in storage cupboard, single radiator.

### Bathroom

1.73m x 1.89m (5' 8" x 6' 2") white modern suite comprising; bath with over bath wall mounted electric shower, sink, close coupled

## Exterior

Front garden area - lawned with side paved off road parking.

Rear garden - paved path, lawn, and paved space for shed.

