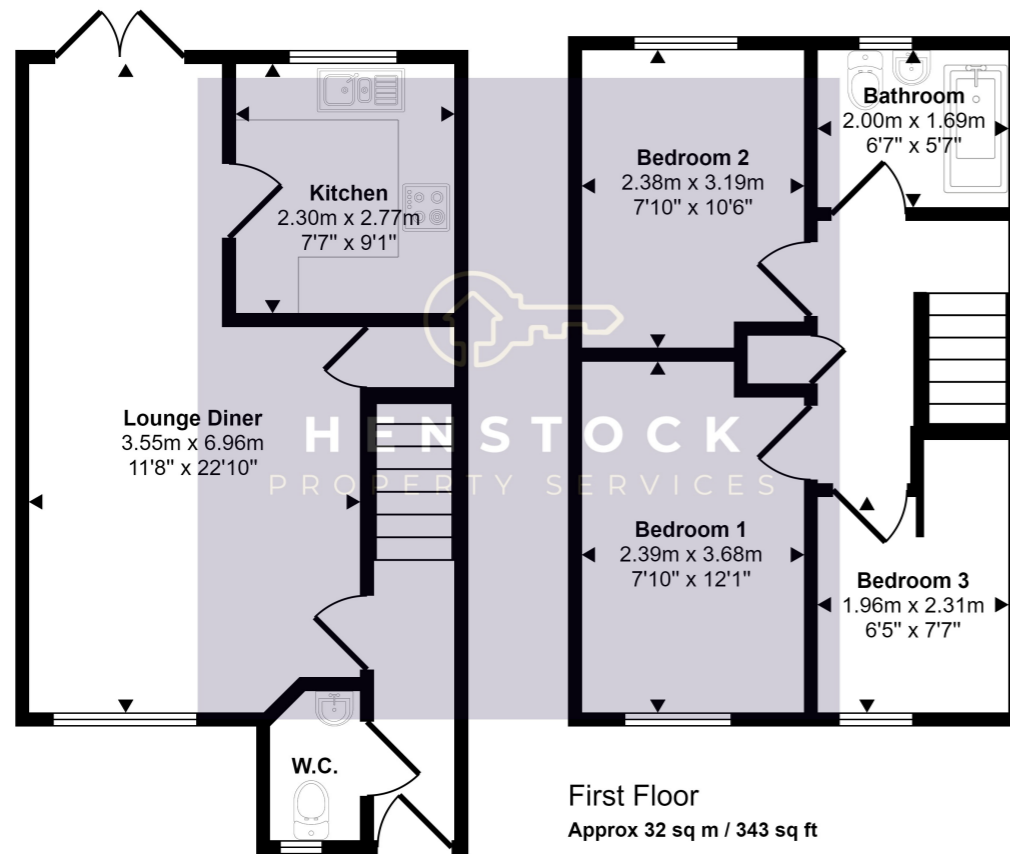




**HENSTOCK**  
PROPERTY SERVICES



Approx Gross Internal Area  
67 sq m / 716 sq ft



**Ground Floor**  
Approx 35 sq m / 373 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 2 Brownrigg Close, Middleton, Manchester, Lancashire M24 4BU

- MODERN 3 BEDROOMED SEMI DETACHED
- NO CHAIN
- FREEHOLD
- 2 OFF ROAD PARKING SPACES
- EPC RATING C
- COUNCIL TAX BAND B

**£215,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this modern and well presented 3 bedroomed semi detached family home. The living accommodation briefly comprises; entrance hallway with ground floor w.c, lounge with dining area, modern fitted kitchen, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows, 2 hardstanding parking spaces to rear and a good sized garden rear. Ideally situated in this quiet and popular spot within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and access to Motorway links.

## GROUND FLOOR

### Entrance

Hallway with single radiator.

### Ground Floor W.C

1.66m x .98m (5' 5" x 3' 3")

### Lounge/Dining Area

3.55m x 6.96m (11' 8" x 22' 10") views to front, under stair storage, patio doors to rear, 1 single radiator and 1 double radiator.

### Kitchen

2.3m x 2.77m (7' 7" x 9' 1") views to rear, modern maple units with grey marble style worktops, high level single electric oven, 4 ring gas hob, 1 1/2 bowl stainless steel sink with chrome mixer tap, spotlights, part tiled walls, double radiator.

## FIRST FLOOR

### Bedroom 1

2.39m x 3.68m (7' 10" x 12' 1") views to front, single radiator.

### Bedroom 2

3.38m x 3.19m (11' 1" x 10' 6") views to rear, single radiator.

### Bedroom 3

1.96m x 2.31m (6' 5" x 7' 7") views to front, single radiator.

## Bathroom

2m x 1.69m (6' 7" x 5' 7") views to rear, modern white suite comprising; bath with over bath flexi hose mixer shower, sink, close coupled w.c, part tiled walls, spotlights, extractor, single radiator.

## Exterior

Front garden area - lawned with paved paths. L shaped rear garden, mainly lawned with paved paths. 2 hardstanding parking spaces to rear.

