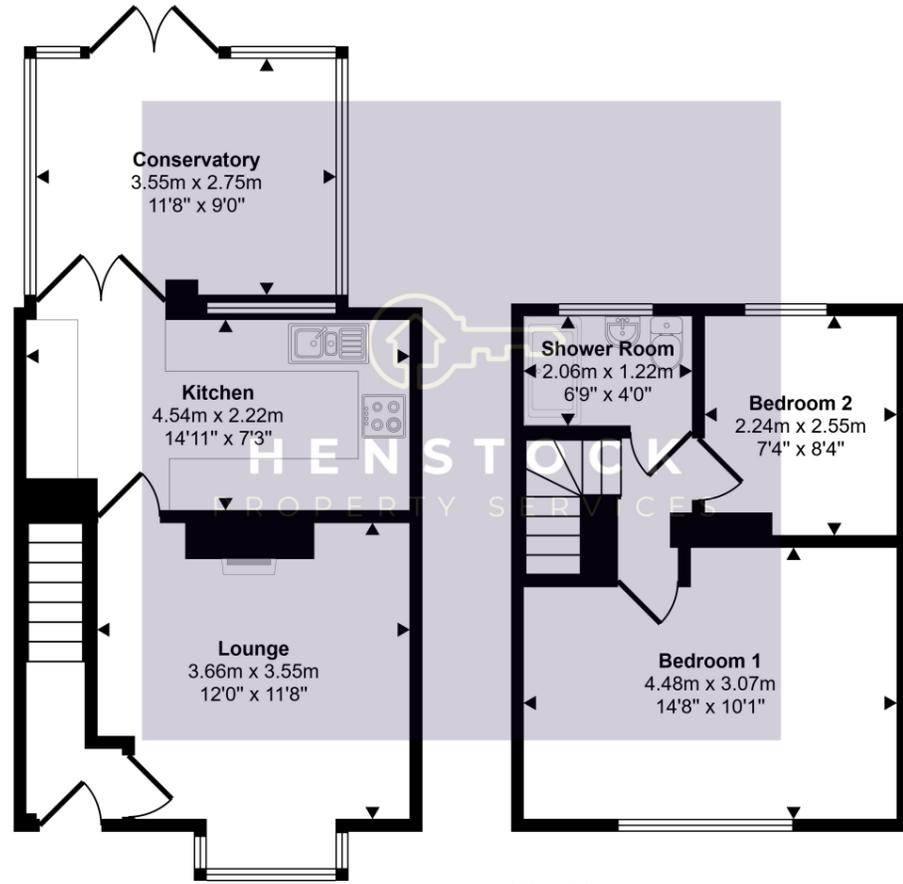


Approx Gross Internal Area
64 sq m / 687 sq ft



Ground Floor
Approx 38 sq m / 409 sq ft

First Floor
Approx 26 sq m / 278 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+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



HENSTOCK
PROPERTY SERVICES



**39 Newport Street, Middleton, Manchester,
Lancashire M24 2DJ**

- EPC C.
- COUNCIL TAX BAND A
- FREEHOLD
- APPROX 5 MINUTE WALK TO MILLS HILL RAILWAY STATION
- UNDER 6 MILES TO CITY CENTRE
- 2 BEDROOMS
- MODERN BATHROOM
- CONSERVATORY TO REAR

£159,950



Entrance

Hallway.

Lounge

3.66m x 3.55m (12' 0" x 11' 8")

Kitchen

4.54m x 2.22m (14' 11" x 7' 3")

Conservatory

3.55m x 2.75m (11' 8" x 9' 0")

Exterior

Upper Floor

Bedroom 1

4.48m x 3.07m (14' 8" x 10' 1")

Bedroom 2

2.24m x 2.55m (7' 4" x 8' 4")

Shower Room

PROPERTY DESCRIPTION

Henstock Property Services are delighted to present this two-bedroom mid-terrace family home. The accommodation briefly comprises: an entrance hall leading into a spacious front lounge, a modern fitted kitchen/diner, a large conservatory, two well-proportioned bedrooms, and a contemporary shower room. This property further benefits from gas central heating, double-glazed windows throughout, and a low-maintenance but well presented rear yard. Ideally positioned in a highly sought-after and quiet residential area, the home offers convenient access to local schools, shops and supermarkets, leisure and fitness facilities, as well as excellent public transport links and easy connections to the M60 and M62 motorway networks.

