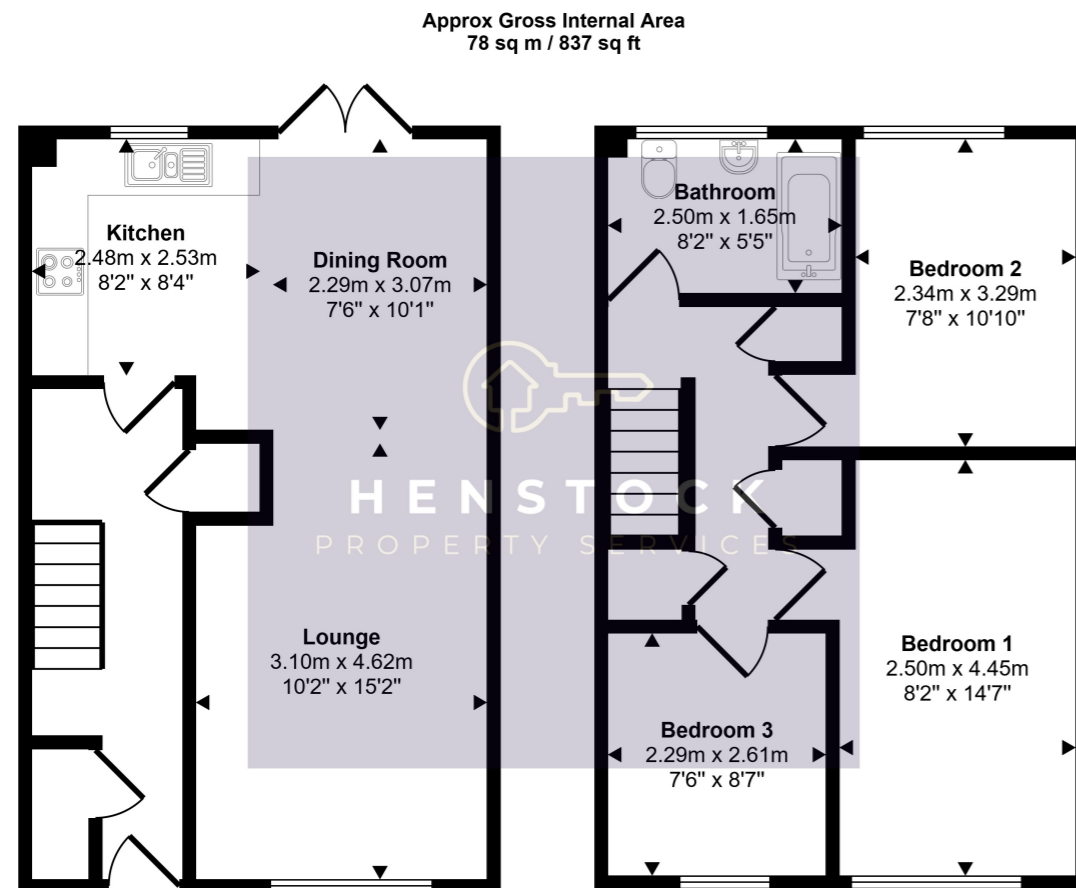




HENSTOCK
PROPERTY SERVICES



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.



**16 Throstle Hall Court, Higher Wood Street,,
Middleton, Manchester, Lancashire M24 5SF**

- 3 BEDROOMED MID TERRACE
- NO CHAIN
- COUNCIL TAX BAND A
- FREEHOLD
- REAR GARDEN

Offers in Region of £165,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed mid terraced family home set in this popular residential area. The living accommodation briefly comprises; entrance hallway, through lounge and dining area open to kitchen, 3 bedrooms and bathroom. The property also has the benefit of gas central heating, mostly double glazed windows and a garden rear. 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

Hallway 5.43m x 1.75m (17' 10" x 5' 9") with open spindled staircase, double radiator.

Cloakroom

1.45m x 0.69m (4' 9" x 2' 3")

Lounge open to Dining Area

3.10m x 4.62m (10' 2" x 15' 2") to dining area 2.29m x 3.07m (7' 6" x 10' 1")

dual aspect views, feature fireplace, oak effect laminate flooring, patio doors to rear garden, 2 double radiators.

Kitchen

2.48m x 2.53m (8' 2" x 8' 4") views to rear, open to lounge, modern grey high gloss units, block sparkle high gloss worktops, 1 1/2 bowl Asterite sink, chrome mixer tap, built in single electric oven, 4 ring ceramic hob, spotlights.

FIRST FLOOR

Bedroom 1

2.5m x 4.45m (8' 2" x 14' 7") views to front, single radiator.

Bedroom 2

2.34m x 3.29m (7' 8" x 10' 10") views to rear, single radiator.

Bedroom 3

2.29m x 2.61m (7' 6" x 8' 7") views to front single radiator.

Bathroom

2.5m x 1.65m (8' 2" x 5' 5") modern white suite comprising; bath with over bath wall mounted flexi hose and rain head showers, glass screen, sink, close coupled w.c, marble effect boarded walls, chrome heated towel rail.

Exterior

Front garden area - central paved path and side Atroturf lawns.

Rear garden - half wooden decked patio and half slate chippings.

