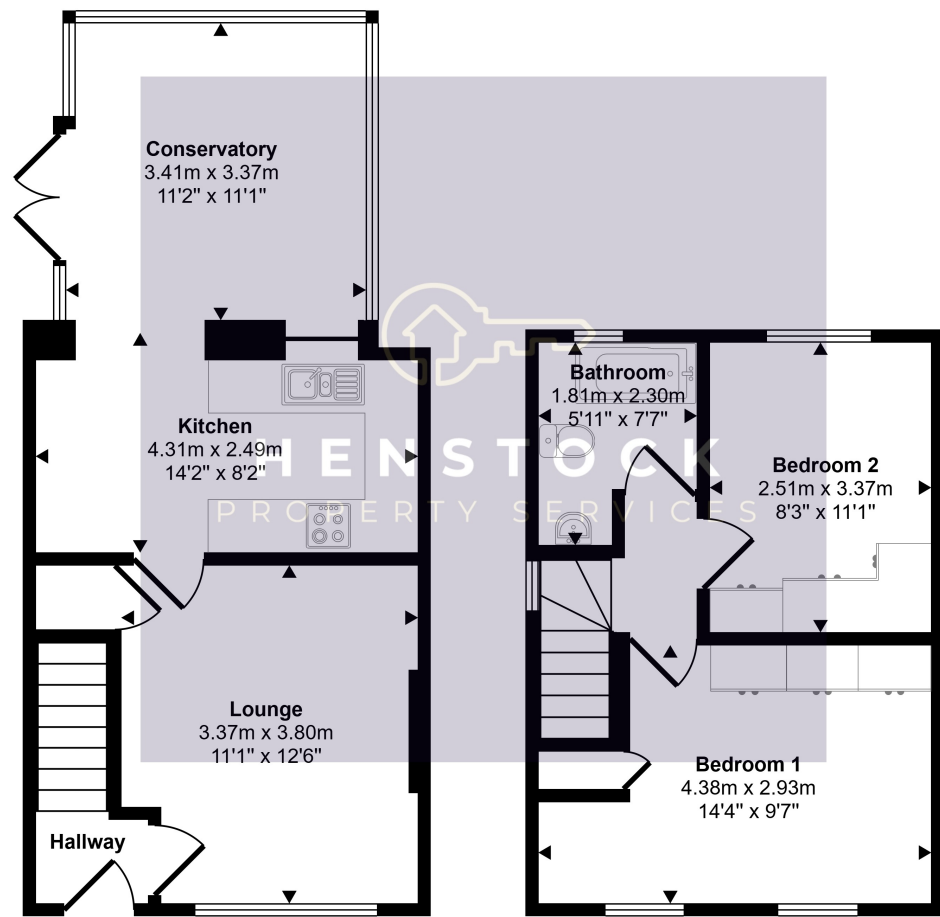


Approx Gross Internal Area  
68 sq m / 733 sq ft



Ground Floor  
Approx 40 sq m / 428 sq ft

First Floor  
Approx 28 sq m / 306 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



## 27 Tudor Grove, Middleton, Manchester, Lancashire M24 5AJ

- 2 BEDROOMED SEMI DETACHED
- CONSERVATORY TO REAR
- OFF ROAD PARKING
- REAR GARDEN
- COUNCIL TAX BAND B
- LEASEHOLD - £100 PER ANNUM

**£220,000**





## GROUND FLOOR

### Entrance

Hallway with oak effect laminate flooring, single radiator.

### Front Lounge

3.37m x 3.8m (11' 1" x 12' 6") picture bay window to front, under stair storage, oak effect laminate flooring, double radiator.

### Kitchen

4.31m x 2.49m (14' 2" x 8' 2") views to rear, arch to conservatory, modern high gloss cream units, black high gloss worktops, single built in electric oven, 4 ring ceramic hob, extractor, 1 1/2 bowl asterite sink, chrome mixer tap, oak effect laminate flooring.

### Conservatory

3.41m x 3.37m (11' 2" x 11' 1") views to rear, double patio doors to rear garden, double radiator.

## FIRST FLOOR

### Bedroom 1

4.38m x 2.93m (14' 4" x 9' 7") L shaped, views to front, built in storage cupboard, modern high gloss cream and woodgrain effect wardrobes and drawer packs, single radiator.

### Bedroom 2

2.51m x 3.37m (8' 3" x 11' 1") into modern high gloss cream and woodgrain wardrobes and storage, views to rear, oak effect laminate flooring, single radiator.

## Bathroom

1.81m x 2.3m (5' 11" x 7' 7") into recess, modern white suite comprising; P shaped bath with over bath wall mounted electric shower, glass screen, close coupled w.c, recessed vanity sink, fully tiled walls, tiled floor, spotlights, chrome heated towel rail.

## Exterior

Lawned front garden area.

Rear garden - paved patio, Astroturf lawn, off road parking spaces, single shed.

## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed semi-detached home set on this popular residential development. The living accommodation briefly comprises; entrance hallway, front lounge, fitted kitchen, rear conservatory, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows and garden to rear with off road parking spaces. 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.

