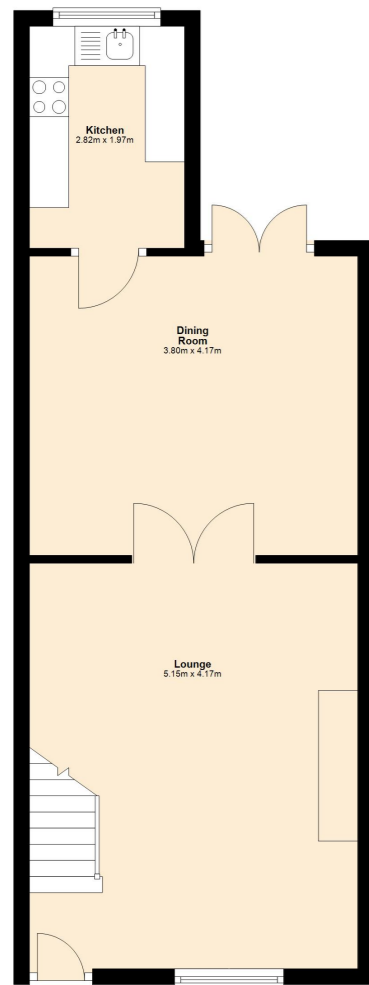




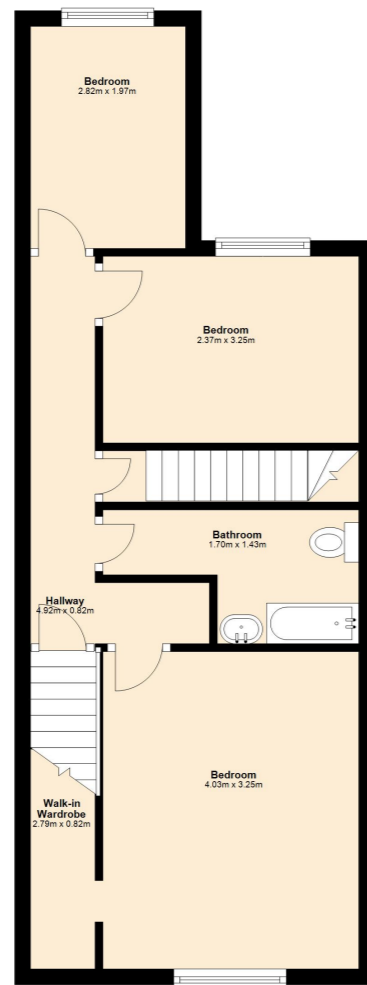
HENSTOCK
PROPERTY SERVICES



Ground Floor
Approx. 43.5 sq. metres

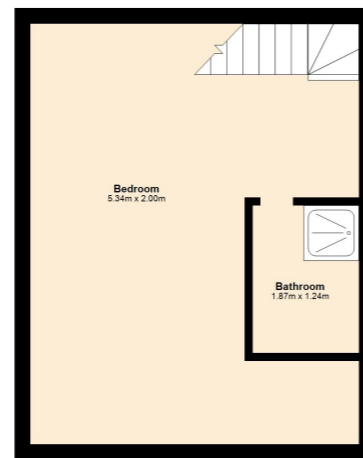


First Floor
Approx. 43.2 sq. metres



Total area: approx. 108.7 sq. metres

Second Floor
Approx. 22.1 sq. metres



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

6 Church Road, Middleton, Manchester, Lancashire M24 2SF

- 3 BEDROOMED END TERRACED WITH LOFT SPACE
- LOFT SPACE WITH STAIR ACCESS, POWER AND LIGHTING
- LARGE SIDE GARDEN / PLOT WHICH COULD BE DEVELOPED

£215,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed end terraced family home with large side garden/plot plus a loft room (with stair access). The living accommodation briefly comprises; entrance hallway into lounge, dining room, fitted kitchen, 3 bedrooms and a bathroom plus stairs up to loft room (power, lighting and shower). The property also has the benefit of gas central heating, double glazed windows and a lawned rear garden with large side garden/plot. Ideally situated in this popular spot 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 leading into lounge.

Lounge

5.16m x 4.27m (16' 11" x 14' 0") central feature fireplace with original Victorian slate fire surround, paved hearth, ornamental dual fuel burning stove, double doors to dining room, double radiator.

Dining Room

4.29m x 4.19m (14' 1" x 13' 9") views to rear, double patio doors to rear garden area, exposed original floorboards, double radiator.

Kitchen

3.08m x 2.08m (10' 1" x 6' 10") views to rear garden, modern cream high gloss units with real oak butchers block style worktops, stainless steel sink and chrome mixer tap, single electric built in oven, 4 ring electric hob, extractor, integral fridge / freezer, plumbed for washer, marble effect boarded walls.

FIRST FLOOR

Bedroom 1

4.02m x 3.36m (13' 2" x 11' 0") views to front, built in storage, double radiator.

Bedroom 2

3.3m x 2.22m (10' 10" x 7' 3") views to rear, double radiator.

Bedroom 3

2.93m x 2.15m (9' 7" x 7' 1") views to rear, single radiator.

Bathroom

2.39m x 1.83m (7' 10" x 6' 0") modern white suite comprising; bath, sink, close coupled w.c, part tiled walls, under stair storage.

LOFT SPACE

Loft Room

4.22m x 3.62m (13' 10" x 11' 11") access from stairs on landing area, velux roof window, boarded out with power and lighting, built in storage room with shower cubicle.

Exterior

Paved front garden area.

Rear garden, paved and lawned.

The property also has a large side garden with potential to develop (subject to planning).

