



# HENSTOCK

PROPERTY SERVICES



Approx Gross Internal Area  
113 sq m / 1216 sq ft

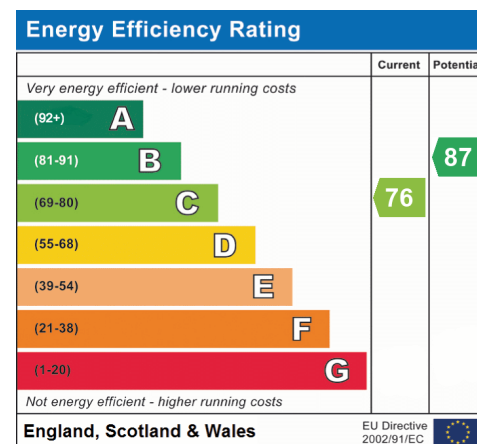


Ground Floor  
Approx 37 sq m / 401 sq ft

First Floor  
Approx 38 sq m / 409 sq ft

Second Floor  
Approx 38 sq m / 406 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.



## 41 Mill Fold Road, Middleton, Manchester, Lancashire M24 1DF

- MODERN 3 BEDROOMED END TOWN HOUSE
- 2 x EN SUITES
- GROUND FLOOR W.C
- UTILITY ROOM
- ATTACHED GARAGE WITH POWER & LIGHTING

### £285,000





## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well presented 3 bedroomed end town house set in this popular residential area. The living accommodation, set over 3 floors, briefly comprises; entrance hallway with ground floor w.c /shower room, utility room, access to garage, ground floor bedroom/reception room. To the middle floor there is the main lounge and modern fitted kitchen and the top floor has 2 more bedrooms both with master en-suite shower or bathrooms. The property also has the benefit of gas central heating, off road parking to front, double glazed windows and a part paved part artificial grass garden to side and rear. Ideally situated in this extremely 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.

### Entrance

Open porch with small store to left.

### Hallway

With access to store room, garage, utility room, bedroom 3, ground floor shower room,.

### Ground Floor Shower Room

WC, Sink & Step in shower.

### Utility Room

1.66m x 2.42m (5' 5" x 7' 11")

### Garage

2.38m x 4.98m (7' 10" x 16' 4") Access from hallway, up and over door to front.

### Bedroom 3

2.65m x 2.44m (8' 8" x 8' 0")

### 1st Floor

#### Lounge

4.41m x 5.40m (14' 6" x 17' 9")

### Kitchen / Diner

4.47m x 2.43m (14' 8" x 8' 0")

### 2nd Floor

#### Master Bedroom

4.40m x 3.69m (14' 5" x 12' 1") With access to en suite.

