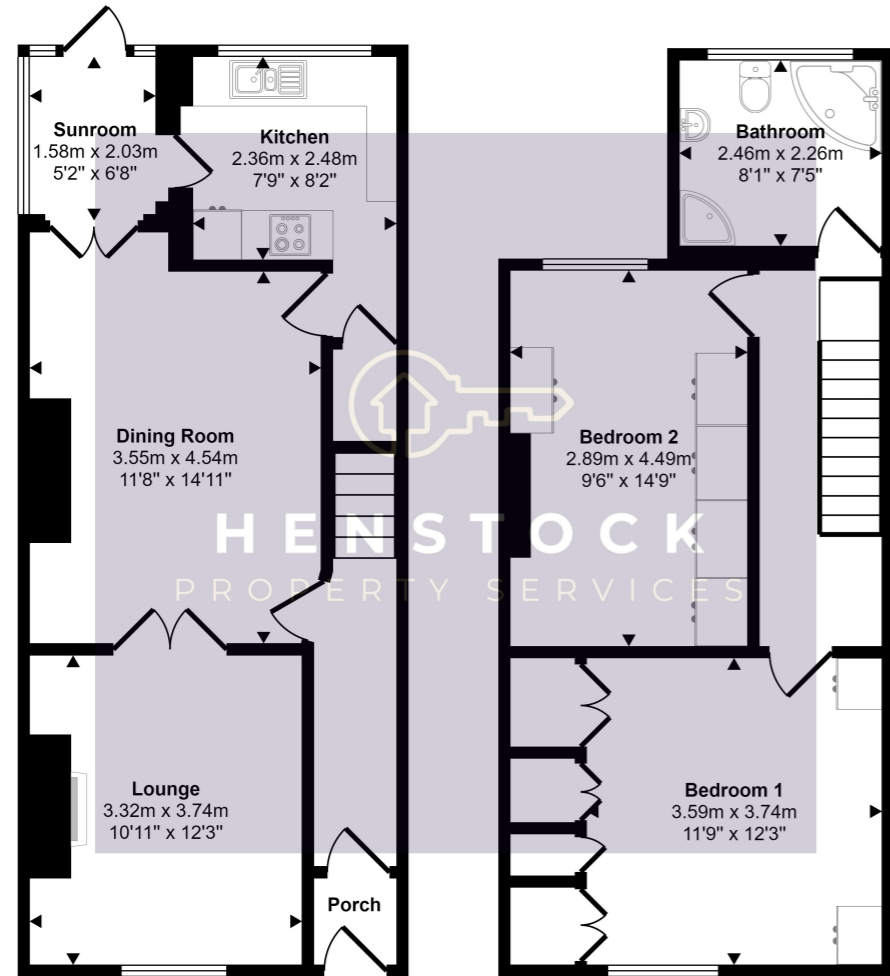


Approx Gross Internal Area
94 sq m / 1011 sq ft



Ground Floor
Approx 49 sq m / 533 sq ft

First Floor
Approx 44 sq m / 479 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



58 Hollin Lane, Middleton, Manchester, Lancashire M24 5EE

- 2 BEDROOMED MID TERRACE
- SPACIOUS INTERIOR
- EXTRA LARGE REAR GARDEN RENTED FROM RMBC AT £150 PER YEAR
- COUNCIL TAX BAND B
- WELL PRESENTED THROUGHOUT

£190,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well presented 2 bedroomed mid terraced home set opposite Middleton Cricket Club. The spacious living accommodation briefly comprises; entrance vestibule leading into hallway, front lounge, dining room, modern fitted kitchen, small rear sunroom, 2 bedrooms and a 4 piece family room. The property also has the benefit of gas central heating, double glazed windows and a rear yard leading out to extra large garden/allotment (currently rented from Rochdale Council at £150 per year). 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

Vestibule leading into hallway.

Front Lounge

3.32m x 3.74m (10' 11" x 12' 3") views to front, feature fireplace with stone surround, double door through to dining room.

Dining Room

3.55m x 4.54m (11' 8" x 14' 11") double doors to front lounge, doors to sunroom and door to kitchen.

Kitchen

2.36m x 2.48m (7' 9" x 8' 2") views to rear, grey fronted units with complimentary worktops, 1 1/2 bowl stainless steel sink with chrome mixer tap, integral fridge and freezer, built in electric oven and hob with extractor above, tiled floor, spotlights, door to sunroom.

Sunroom

1.58m x 2.03m (5' 2" x 6' 8") door to rear.

FIRST FLOOR

Landing Area

Large landing area with loft hatch. The loft is boarded for storage.

Bedroom 1

3.59m x 3.74m (11' 9" x 12' 3") views to front, built in fitted modern wardrobes.

Bedroom 2

2.89m x 4.49m (9' 6" x 14' 9") views to rear, modern built in wardrobes.

Bathroom

2.46m x 2.26m (8' 1" x 7' 5") modern 4 piece family bathroom suite comprising; large corner bath, separate shower cubicle, close coupled w.c and sink built into unit with storage built in, spotlights, chrome heated towel rail.

Exterior

Front - resin front garden area.

Rear - good sized yard to rear with decked seating area.

There is also an extra large garden/allotment to rear, currently leased from Rochdale Borough Council at a rate of £150 per annum.

