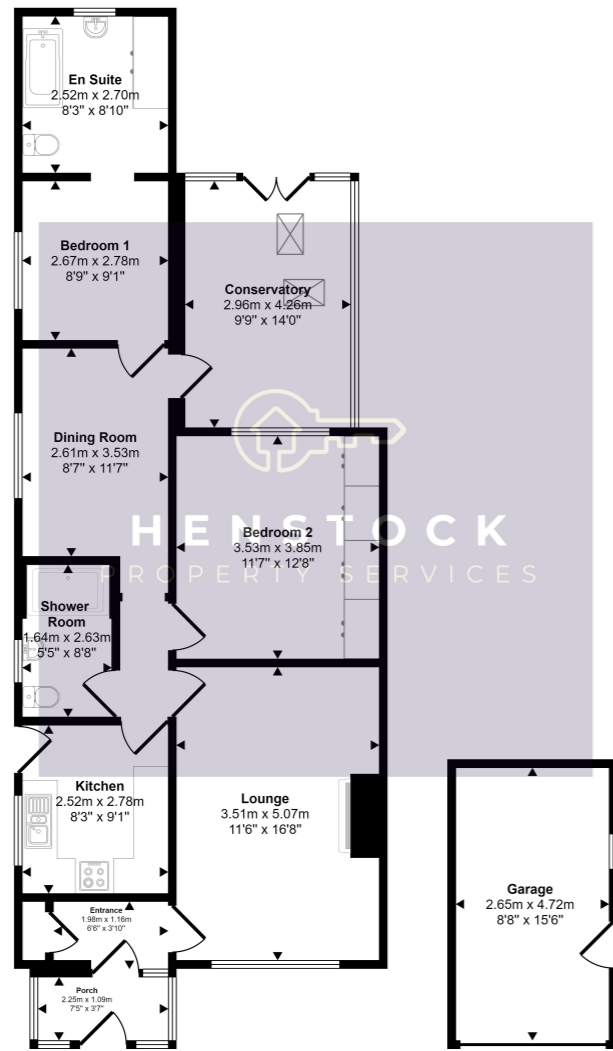


Approx Gross Internal Area
104 sq m / 1121 sq ft



Floorplan
Approx 92 sq m / 987 sq ft

Garage
Approx 12 sq m / 134 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



HENSTOCK
PROPERTY SERVICES



9 Cheltenham Road, Middleton, Manchester, Lancashire M24 1HR

- 2 BEDROOMED SEMI-DETACHED BUNGALOW
- NO CHAIN
- COUNCIL TAX BAND C
- EPC RATING C
- WELL PRESENTED THROUGHOUT
- DETACHED GARAGE
- GOOD SIZED REAR GARDEN
- LEASEHOLD

£330,000



GROUND FLOOR

Entrance

Porch leading into entrance vestibule.
Vestibule with door to storage cupboard, and door to lounge.

Front Lounge

3.51m x 5.07m (11' 6" x 16' 8") views to front, feature gas fireplace with luxurious stone-surround, wooden flooring, double radiator.

Dining Room

2.61m x 3.53m (8' 7" x 11' 7") views to side, double radiator.

Kitchen

2.52m x 2.78m (8' 3" x 9' 1") door out to side driveway, and window with views over green, modern cream wall and base units, ceramic sink with chrome mixer tap, granite worktops with draining board included, freestanding cooker with extractor above,

Bedroom 1

2.67m x 2.78m (8' 9" x 9' 1") views to side, double radiator, archway through to en-suite bathroom.

En-Suite Bathroom / Dressing Room

2.52m x 2.7m (8' 3" x 8' 10") views to rear, modern white suite comprising; freestanding roll top bath, w.c unit with storage below, close coupled w.c, modern fitted high gloss white wardrobes, Victorian style radiator.

Bedroom 2

3.53m x 3.85m (11' 7" x 12' 8") window to conservatory with shutter blinds, modern built in wardrobes and drawers, single radiator.

Conservatory

2.96m x 4.26m (9' 9" x 14' 0") door from dining room, and doors out to garden.

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well presented 2 bedroomed semi-detached true bungalow set in this very desirable residential area. The living accommodation briefly comprises; entrance porch into vestibule style hallway, front lounge, dining room, rear conservatory, modern fitted kitchen with door to side, 2 bedrooms (master en-suite bathroom) and a shower room. The property also has the benefit of gas central heating, uPVC double glazed windows throughout, plenty of off road parking to side leading to single detached garage and a large well stocked garden to rear. 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.

