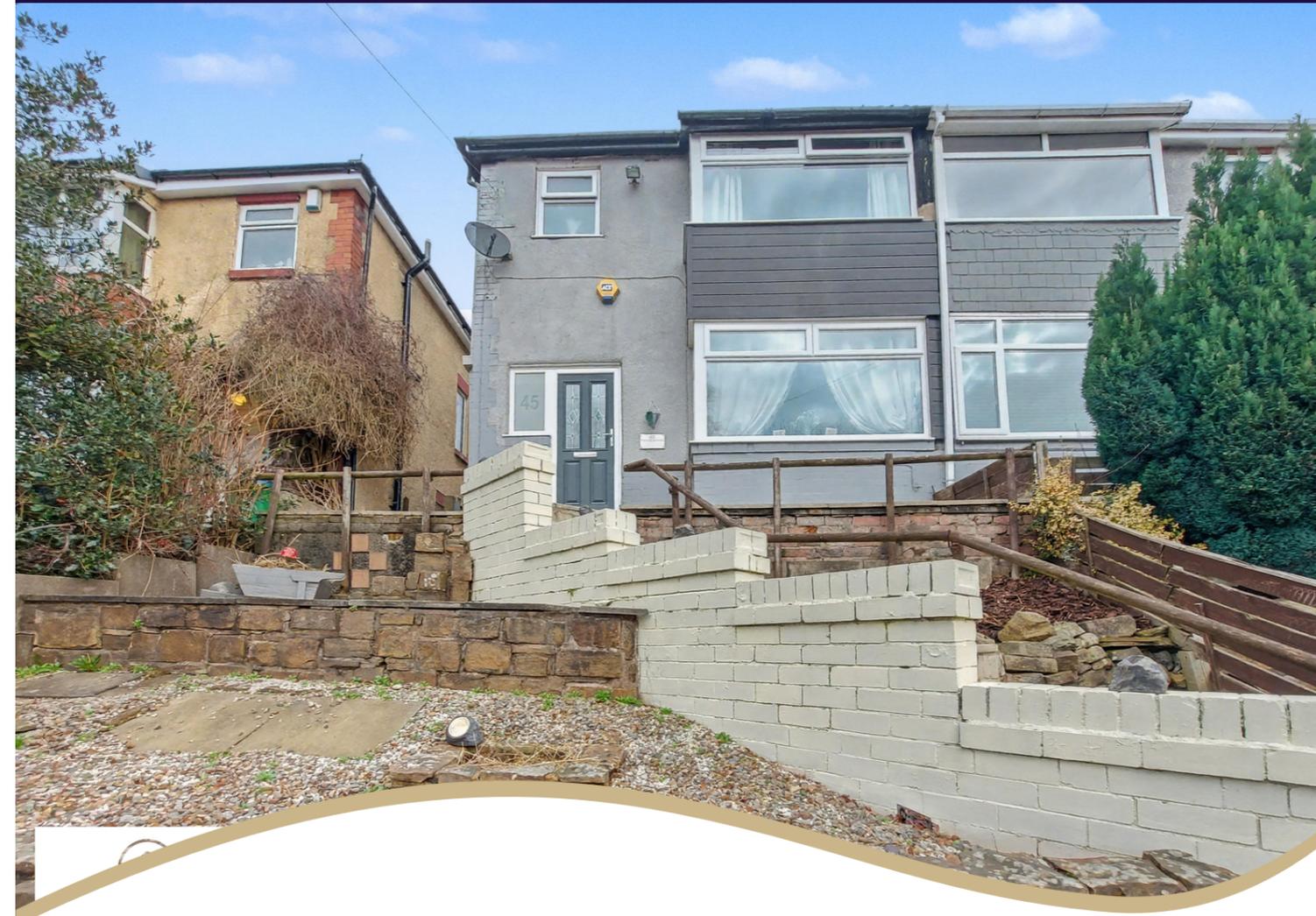




HENSTOCK

PROPERTY SERVICES



Approx Gross Internal Area
72 sq m / 773 sq ft



Ground Floor
Approx 36 sq m / 384 sq ft

First Floor
Approx 36 sq m / 388 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		
(69-80)	C		79
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

45 Bentley Avenue, Middleton, Manchester, Lancashire M24 2RQ

- 3 BEDROOMED SEMI DETACHED
- PLEASANT VIEWS TO REAR
- COUNCIL TAX BAND B
- LEASEHOLD
- EPC RATING E
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZED WINDOWS

£250,000



GROUND FLOOR

Entrance Hallway

4.27m x 1.69m (14' 0" x 5' 7") open railed staircase, double radiator.

Through Lounge / Dining Area

Lounge 3.38m x 4.61m (11' 1" x 15' 1") open to dining area, bay window to front.

Dining Area 2.64m x 2.53m (8' 8" x 8' 4") views to rear, double patio doors to rear garden.

Kitchen

2.39m x 2.49m (7' 10" x 8' 2") views to rear, solid oak units, black marble worktops, built in high level oven / microwave, 4 ring ceramic hob, extractor, Asterite sink, chrome mixer tap, plumbed for washer and dryer.

Bathroom

1.76m x 2.29m (5' 9" x 7' 6") modern white suite comprising; P shaped bath with over bath wall mounted mixer shower, glass screen, close coupled w.c, sink, part tiled walls, tiled floor, spotlights, chrome heated towel rail.

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed semi detached family home set in this popular residential area. The living accommodation briefly comprises; entrance hallway, front lounge open into dining area, fitted kitchen, 3 bedrooms and bathroom. The property also has the benefit of gas central heating, double glazed windows, and a pleasant lawned garden to rear with greenspace views beyond. 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.

FIRST FLOOR

Bedroom 1

2.93m x 3.89m (9' 7" x 12' 9") bay window to front, built in white high level wardrobes, double radiator.

Bedroom 2

2.99m x 3.37m (9' 10" x 11' 1") views to rear, single radiator.

Bedroom 3

1.98m x 2.35m (6' 6" x 7' 9") views to rear, single radiator.

