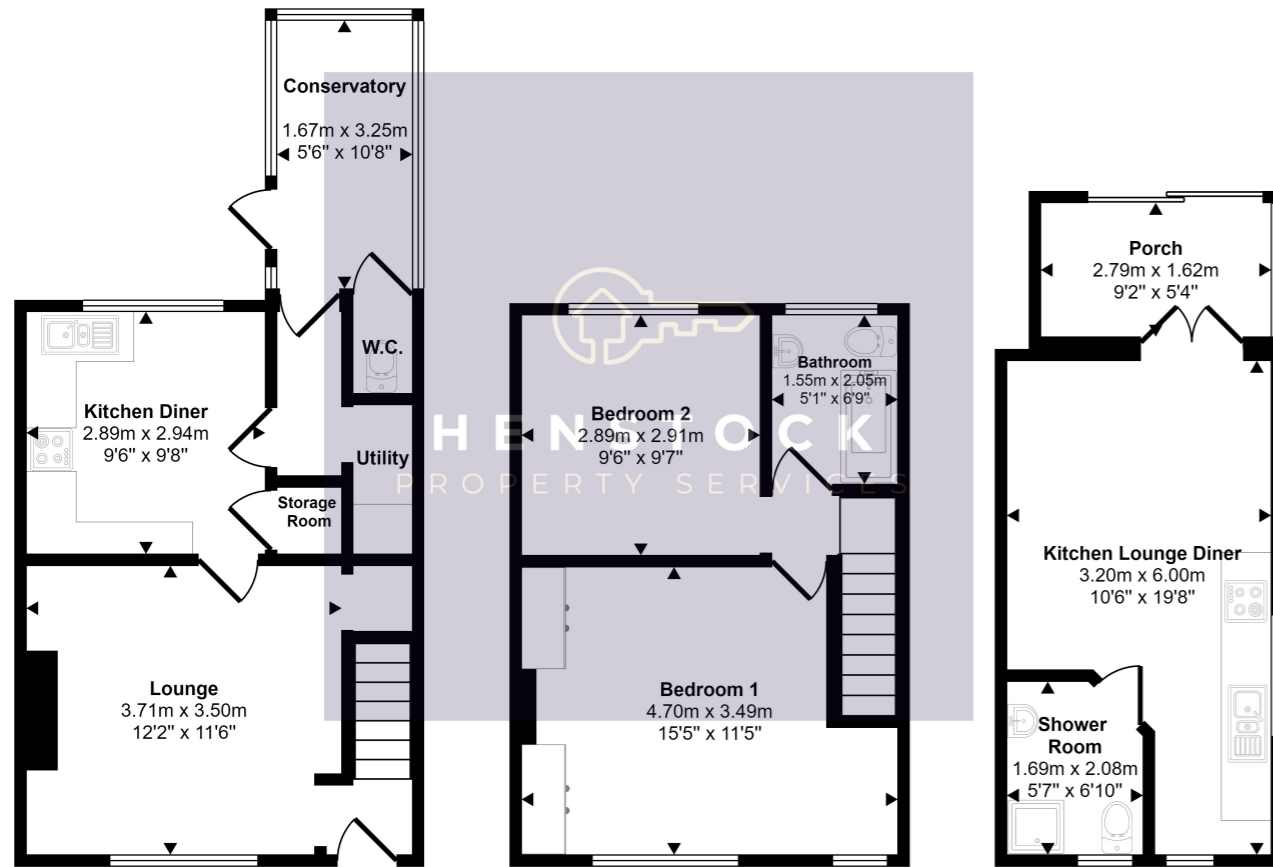


Approx Gross Internal Area  
92 sq m / 986 sq ft



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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**HENSTOCK**  
PROPERTY SERVICES



## 14 Browning Road, Middleton, Manchester, Lancashire M24 2WG

- 2/3 BEDROOMED END TERRACED
- DETACHED REAR OUTBUILDING
- NO CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- COUNCIL TAX BAND A
- FREEHOLD

**£180,000**



### PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2/3 bedroomed end terraced home with a detached outbuilding (with kitchen and shower room) to rear. The living accommodation briefly comprises; entrance hallway, lounge, kitchen, conservatory, 2 bedrooms and a bathroom. The outbuilding consists of a ramp up to small sunroom, main living area with kitchen and a wetroom. The property also has the benefit of gas central heating and double glazed windows, with off road parking to front and a rear garden. 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

### GROUND FLOOR

#### Entrance

Vestibule with single radiator.

#### Front Lounge

3.71m x 3.5m (12' 2" x 11' 6") views to front, feature fireplace, under stair storage, double radiator.

#### Kitchen

2.89m x 2.94m (9' 6" x 9' 8") views to rear, white modern units with grey marble effect worktops, stainless steel sink with chrome mixer tap, freestanding gas cooker, part tiled walls, pantry, door to rear corridor.

#### Conservatory

1.67m x 3.25m (5' 6" x 10' 8") views to rear, door to ground floor w.c and door to rear garden..

### FIRST FLOOR

#### Bedroom 1

4.7m x 3.49m (15' 5" x 11' 5") L shaped, views to front, built in black wardrobes, double radiator.

#### Bedroom 2

2.89m x 2.91m (9' 6" x 9' 7") views to rear, double radiator.

#### Bathroom

1.55m x 2.05m (5' 1" x 6' 9") views to rear, bath with over bath wall mounted electric shower, close coupled w.c, sink, double radiator.

### DETACHED OUTBUILDING

#### Sunroom / Porch Area

2.79m x 1.62m (9' 2" x 5' 4") ramp leading up to porch / sunroom with sliding patio doors to front.

#### Main Living Area

3.2m x 6m (10' 6" x 19' 8") with kitchen area, white modern high gloss units, black marble effect worktops, 2 ring ceramic hob, stainless steel sink with chrome mixer tap, electric wall heater.

#### Wetroom

1.69m x 2.08m (5' 7" x 6' 10") walk in wetroom with shower area, wall mounted electric shower, close coupled w.c, sink, marble effect boarded walls, electric heater.

#### Exterior

Front garden area - pebbled, tarmac paths and gated side drive for 2/3 cars.

Rear garden - part lawned and part concrete with shed.

