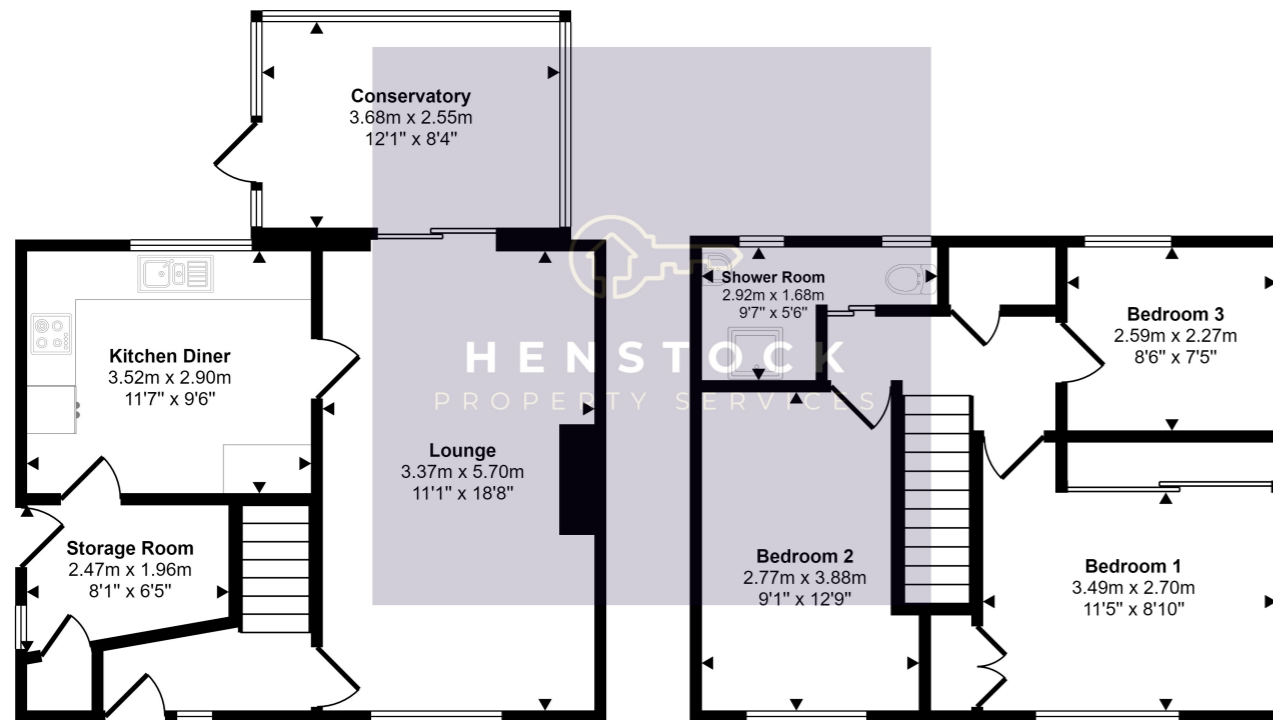




**HENSTOCK**  
PROPERTY SERVICES



Approx Gross Internal Area  
91 sq m / 984 sq ft



Ground Floor  
Approx 51 sq m / 546 sq ft

First Floor  
Approx 41 sq m / 437 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.

## 22 Bonscale Crescent, Middleton, Manchester, Lancashire M24 5LY

- 3 BEDROOM END TERRACE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED WINDOWS
- REAR GARDEN
- OFF ROAD PARKING TO FRONT

**£160,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed end-terraced family home. The living accommodation briefly comprises; entrance leading hallway, lounge, modern fitted kitchen, store room, 3 bedrooms and a shower room. The property also has the benefit of gas central heating, uPVC double glazed windows and a pleasant rear garden. Well situated close to schools (primary & secondary), local shops/supermarkets, local amenities, leisure/fitness facilities, good transport services and motorway links M60/M62/M66

### Entrance

### Lounge

3.37m x 5.70m (11' 1" x 18' 8")

### Conservatory

3.68m x 2.55m (12' 1" x 8' 4")

### Kitchen / Diner

3.52m x 2.90m (11' 7" x 9' 6")

### Exterior

### Storage Room

2.47m x 1.96m (8' 1" x 6' 5")

### Upper Floor

### Bedroom 1

3.49m x 2.70m (11' 5" x 8' 10")

### Bedroom 2

2.59m x 2.27m (8' 6" x 7' 5")

### Bedroom 3

2.59m x 2.27m (8' 6" x 7' 5")

### Shower Room

2.92m x 1.68m (9' 7" x 5' 6")

