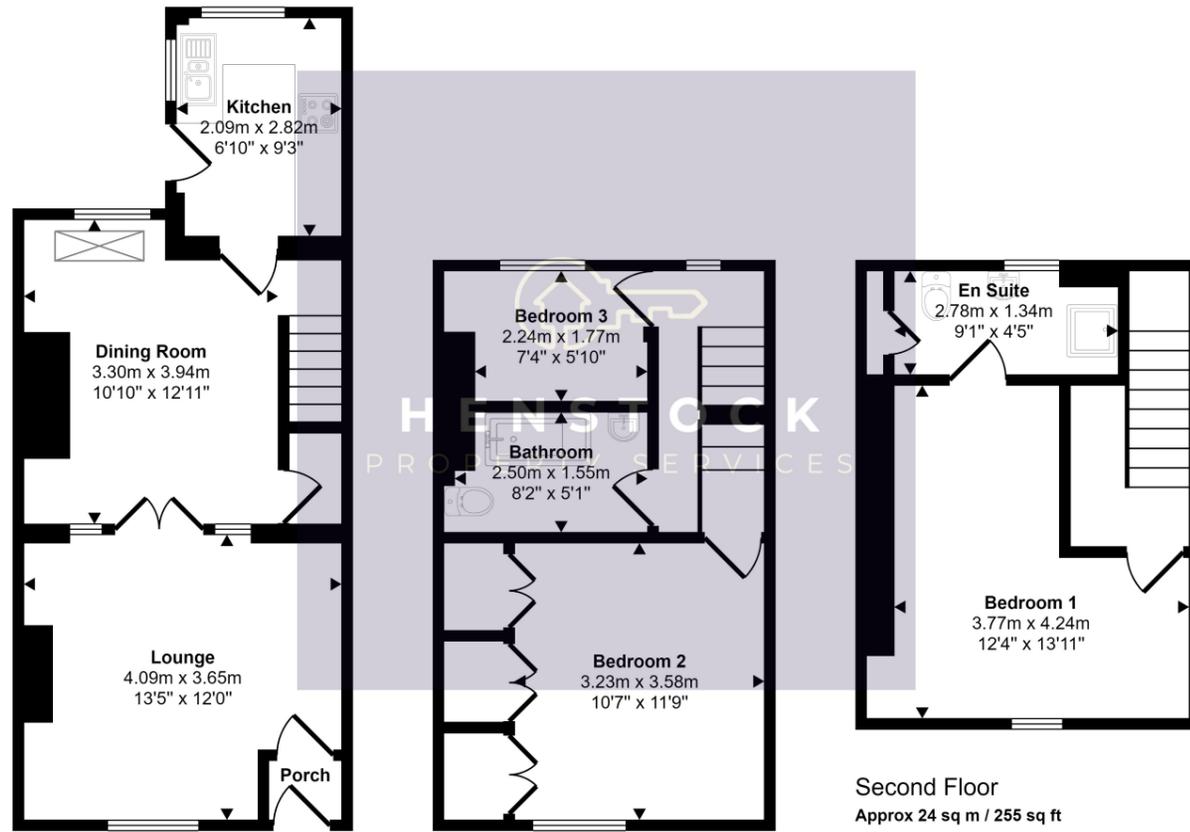




HENSTOCK
PROPERTY SERVICES



Approx Gross Internal Area
90 sq m / 971 sq ft



Ground Floor
Approx 37 sq m / 401 sq ft

First Floor
Approx 29 sq m / 315 sq ft

Second Floor
Approx 24 sq m / 255 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		46	81
England, Scotland & Wales		EU Directive 2002/91/EC	

16 Wade Street, Middleton, Manchester, Lancashire M24 2QU

- 3 BEDROOMED MID TERRACE
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- NO CHAIN
- EN-SUITE BATHROOM

£165,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed Victorian mid terraced home set over 3 floors. The living accommodation briefly comprises; entrance vestibule, front lounge, rear lounge, fitted kitchen, 2 bedrooms and a bathroom on the middle floor, with a master bedroom with en-suite bathroom on the top floor. The property also has the benefit of gas central heating, double glazed windows, off road parking to front and a rear yard. 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 oak effect laminate flooring into front lounge,

Front Lounge

4.09m x 3.65m (13' 5" x 12' 0") views to front, feature central fireplace, oak effect laminate flooring, French doors to dining room, single radiator.

Dining Room

3.3m x 3.94m (10' 10" x 12' 11") views to rear, oak effect laminate flooring, French doors to front lounge, under stair storage, stairs to upper floor, single radiator.

Kitchen

2.09m x 2.82m (6' 10" x 9' 3") views to rear, modern oak style units, marble effect worktops, 1 1/2 bowl stainless steel sink with chrome mixer tap, built in single electric oven, 4 ring gas hob, extractor, part tiled walls, tiled floor, door to rear garden.

FIRST FLOOR

Bedroom 2

3.23m x 3.58m (10' 7" x 11' 9") built in wardrobes, views to front, , single radiator.

Bedroom 3

2.24m x 1.77m (7' 4" x 5' 10") L shaped room, views to rear, single radiator.

Bathroom

2.5m x 1.55m (8' 2" x 5' 1") into recessed toilet area, white modern suite comprising; bath with over bath wall mounted electric shower, glass screen, close coupled w.c, sink, part marble effect boarded walls, spotlights.

2nd FLOOR

Bedroom 1

3.77m x 4.24m (12' 4" x 13' 11") single radiator.

En-Suite

2.78m x 1.34m (9' 1" x 4' 5") white suite comprising; double base walk in shower, wall mounted electric shower, sink, close coupled w.c, marble effect boarded walls, spotlights, high level window, chrome heated towel rail.

Exterior

Concreted front for off road parking area. Rear garden - tarmaced pebble and part paved, brick built outdoor toilet.

