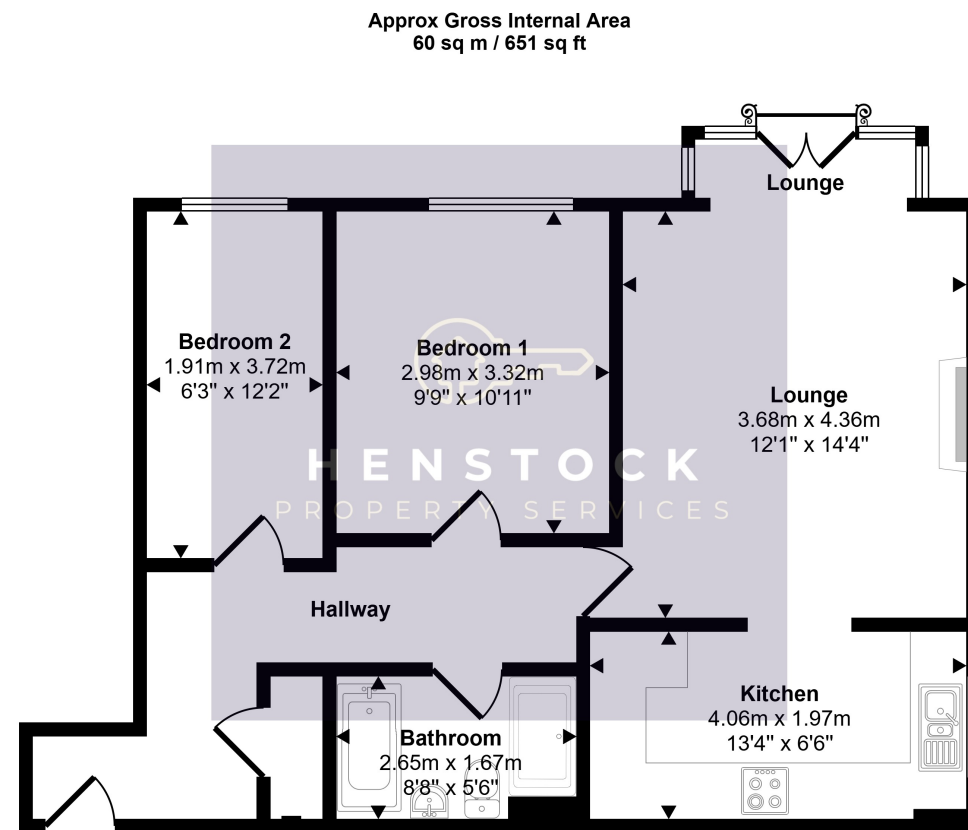


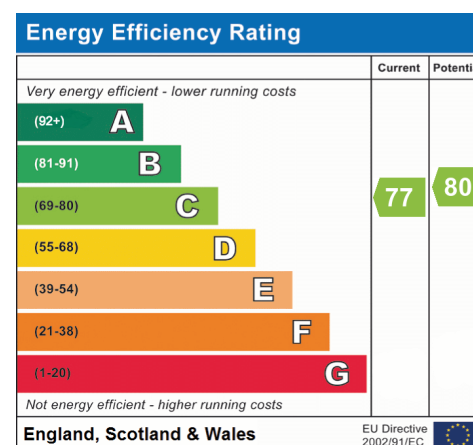


HENSTOCK
PROPERTY SERVICES



Floorplan

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.



7 Ninian Court, Sadler Street, Middleton, Manchester, Lancashire M24 5TR

- 2 BEDROOMED FIRST FLOOR APARTMENT
- NO CHAIN
- COUNCIL TAX BAND A
- WITHIN WALKING DISTANCE OF MIDDLETON TOWN CENTRE
- LOVELY COMMUNAL GARDENS
- GAS CENTRAL HEATING
- FURNITURE AND WHITE GOODS AVAILABLE BY NEGOTIATION
- EPC RATING C

Offers in Region of £129,000



PROPERTY DESCRIPTION

Henstock Property Services are delighted to market this 2 bedroomed first floor apartment presented to a very good standard throughout. The living accommodation, briefly comprises; communal intercom entrance leading to private entrance hallway, lounge, kitchen, 2 bedrooms and a shower room. The property also has the benefit of gas central heating, uPVC double glazing and well maintained communal gardens with plenty of communal parking. Well situated within a couple of minutes of Middleton Town Centre, whilst also close to schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60 motorway network. PLEASE NOTE: Service Charge is £75 per month, and the yearly ground rent is £35.

FIRST FLOOR

Entrance

4.66m x 2.71m (15' 3" x 8' 11") L shaped, built in cloak room / storage cupboard, single radiator.

Cloak Room

1.62m x .62m (5' 4" x 2' 0")

Lounge

3.68m x 4.36m (12' 1" x 14' 4") bay window with double patio doors to rear, central fireplace with marble surround, back panel and hearth, period style flame/coal effect electric fire, space for dining suite, arch to kitchen, double radiator.

Kitchen

4.06m x 1.97m (13' 4" x 6' 6") views to side, modern cream units, butchers block style worktops, built in single electric oven, 4 ring gas hob, extractor, white Asterite sink, chrome mixer tap, plumbed for washer, tiled floor, spotlights.

Bedroom 1

2.98m x 3.32m (9' 9" x 10' 11") views to rear, single radiator.

Bedroom 2

1.91m x 3.72m (6' 3" x 12' 2") views to rear, single radiator.

Bathroom

2.65m x 1.67m (8' 8" x 5' 6") white modern suite comprising; bath with flexi hose tap, mixer shower, double walk in glass pannelled shower with wall mounted mixer shower, close coupled w.c, sink, part tiled walls, spotlights, extractor.

