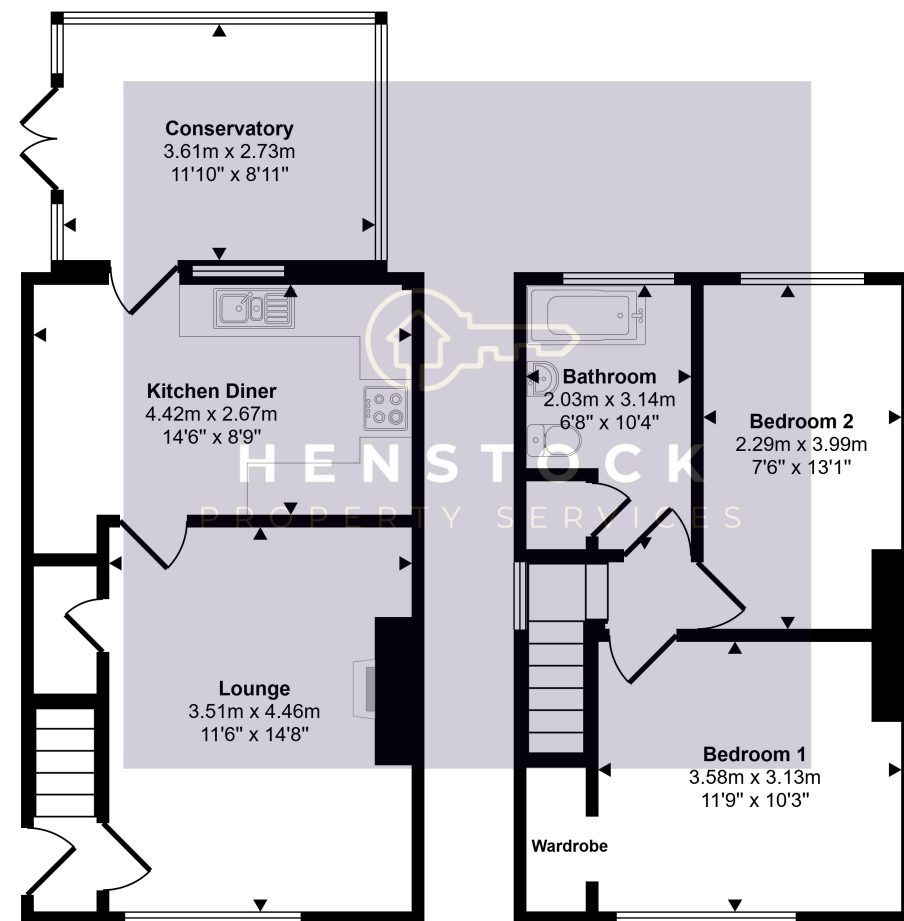


Approx Gross Internal Area  
76 sq m / 813 sq ft



Ground Floor  
Approx 43 sq m / 461 sq ft

First Floor  
Approx 33 sq m / 352 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.



**HENSTOCK**  
PROPERTY SERVICES



**17Dale Road, Middleton, Rochdale, M24 2NA,  
M24 2NA**

- FREEHOLD
- OFF ROAD PARKING TO FRONT
- CONSERVATORY
- 2 BEDROOMED QUASI SEMI
- LARGE REAR GARDEN – IDEAL FOR FAMILY
- COUNCIL TAX BAND A

**£180,000**





#### Entrance

Hallway with access to staircase and door to front lounge.

#### Lounge

3.51m x 4.46m (11' 6" x 14' 8")

#### Kitchen / Diner

4.42m x 2.67m (14' 6" x 8' 9")

#### Convervatory

3.61m x 2.73m (11' 10" x 8' 11")

#### Upper Floor

##### Bedroom 1

3.58m x 3.13m (11' 9" x 10' 3")

##### Bedroom 2

2.29m x 3.99m (7' 6" x 13' 1")

##### Bathroom

2.03m x 3.14m (6' 8" x 10' 4")

### PROPERTY DESCRIPTION

FREEHOLD! Henstock Property Services are delighted to offer for sale this modernised two-bedroom quasi semi-detached family home, situated in a popular and well-established residential area. The accommodation briefly comprises an entrance hallway with staircase, a front lounge, a modern fitted kitchen, and a spacious contemporary conservatory. To the first floor are two well-proportioned bedrooms and a family bathroom. The property further benefits from gas central heating, double-glazed windows, off-road parking to the front, and a generous lawned garden to the rear. Ideally located, the home is within easy reach of local schools, shops and supermarkets, leisure and fitness facilities, and excellent public transport links. The M60 and M62 motorway networks are also just a short distance away, making this an excellent choice for commuters.

