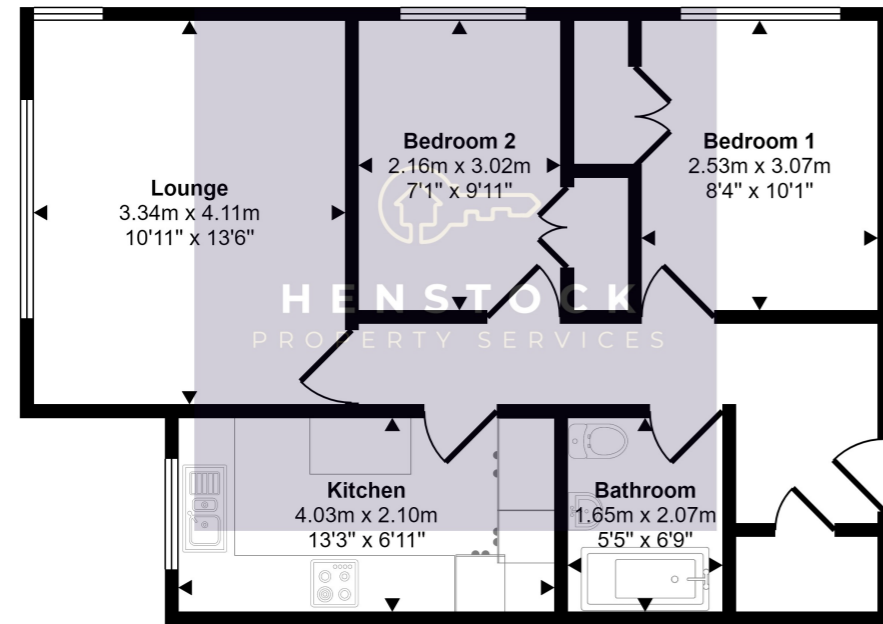




HENSTOCK
PROPERTY SERVICES

Approx Gross Internal Area
54 sq m / 579 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Flat 8, Cajetan House, Moss Lane, Alkrington, Middleton,, Manchester, Lancashire M24 1WY

- 2 BEDROOMS
- WELL PRESENTED THROUGHOUT
- DOUBLE GLAZED WINDOWS
- COMMUNAL PARKING
- CLOSE TO M60 MOTORWAY NETWORK

£130,000



2nd Floor

Entrance

Communal entrance with intercom access leading to private hallway with built in storage.

Lounge

13' 11" x 11' 7" (4.25m x 3.54m) views to side and rear.

Kitchen

11' 10" x 7' (3.60m x 2.14m) views to side, modern white shaker style units, black matt marble effect worktops, built in oven, ceramic hob, extractor fan, 1 1/2 bowl sink with chrome mixer tap, integral fridge / freezer and dishwasher, washer & dryer, breakfast bar, part tiled walls.

Bedroom 1

10' 6" x 8' 7" (3.19m x 2.62m) views to greenspace at rear, built in wardrobes

Bedroom 2

10' 6" x 7' 5" (3.19m x 2.27m) views to rear greenspace

Bathroom

7' 1" x 5' 6" (2.15m x 1.68m) modern white bathroom suite comprising; P shaped bath with over electric shower, glass shower screen, sink, close coupled w.c, fully tiled walls, extractor.

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed 2nd floor apartment presented to a good standard throughout. The property benefits from digitally controlled thermostat wall heaters, uPVC double glazed windows throughout and communal off road parking. The accommodation briefly comprises; secure communal entrance leading to private entrance hallway, lounge, modern fitted kitchen (with integral dishwasher, fridge, freezer and built in double oven), 2 bedrooms and a modern bathroom. Well situated in this popular residential area within easy reach of Middleton town centre, and also close to all everyday amenities, schools, good public transport services and easy access to M60/M62 & M66 motorway networks.

