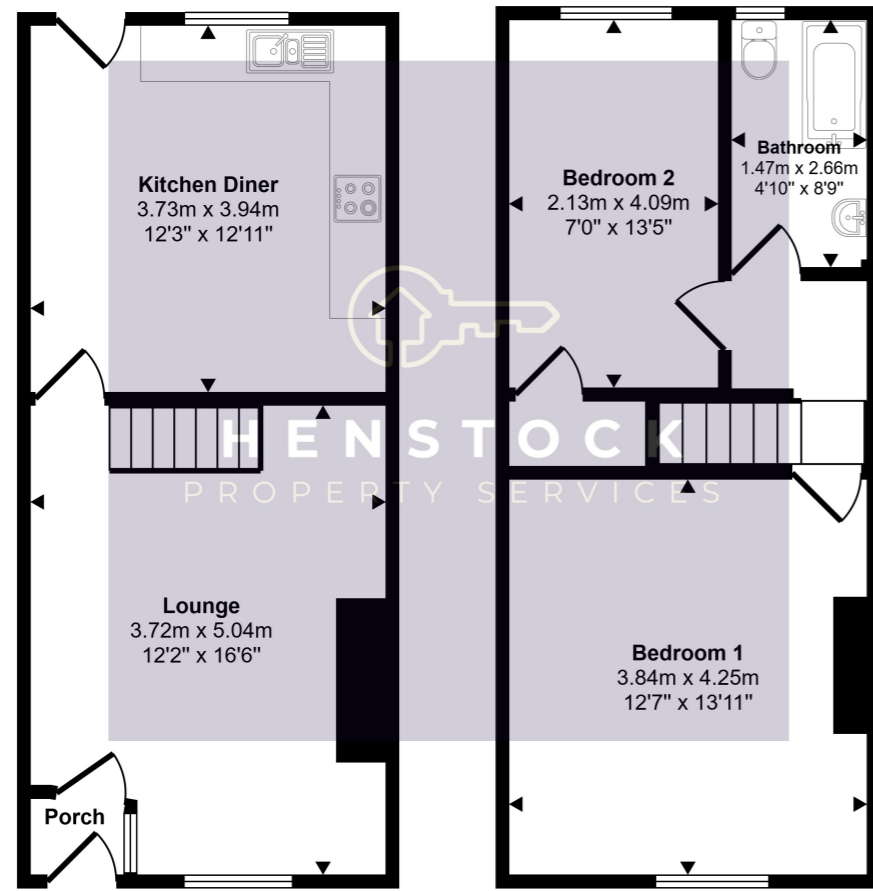


Approx Gross Internal Area
70 sq m / 750 sq ft



Ground Floor
Approx 35 sq m / 372 sq ft

First Floor
Approx 35 sq m / 379 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



HENSTOCK
PROPERTY SERVICES



31 Smethurst Street, Middleton, Manchester, Lancashire M24 2BA

- 2 BEDROOM MID TERRACE
- NO CHAIN!
- GAS CENTRAL HEATING - RECENTLY INSTALLED BOILER
- DOUBLE GLAZED WINDOWS
- REAR YARD

£169,950



Lounge:

12'2" x 16'6" (3.72m x 5.04m)

Kitchen/Diner:

12'3" x 12'11" (3.73m x 3.94m)

Exterior

Front

Rear:

Upper Floor

Bedroom 1:

12'7" x 13'11" (3.84m x 4.25m)

Bedroom 2:

7'0" x 13'5" (2.13m x 4.09m)

Bathroom:

4'10" x 8'9" (1.47m x 2.66m)

PROPERTY DESCRIPTION

Henstock Property Services is pleased to present this recently upgraded two-bedroom, traditional garden-fronted terraced home. This property has been finished to a good standard throughout, offering comfortable and modern living accommodation. The layout comprises an entrance vestibule leading into a front lounge, a modern fitted kitchen/diner. The first floor features two generously sized bedrooms and a contemporary bathroom. Additional benefits include gas central heating, double-glazed windows, and a neatly paved rear garden. Ideally situated in a sought-after residential area, this property provides convenient access to a wide range of local amenities, including shops, supermarkets, leisure and fitness facilities. Excellent public transport links and proximity to the M60/M62 motorway network ensure easy connectivity to surrounding areas.

