



**HENSTOCK**  
PROPERTY SERVICES



## 163 Baguley Crescent, Middleton, Manchester, Lancashire M24 4QU

- INTERCOM ENTRANCE SYSTEM
- STUNNING RURAL VIEWS
- 2 BEDROOMS

**£94,950**



### Entrance

Communal entrance with intercom control. Into private hallway with oak effect laminate flooring and storage cupboard.

### Lounge

5.19m x 3.68m (17' 0" x 12' 1") Views to rear garden, double patio doors to rear green space, oak effect laminate flooring.

### Kitchen

2.64m x 2.04m (8' 8" x 6' 8") Views to rear garden, Modern wood grain style units with white marble effect worktops, built in single electric oven four ring ceramic hob, stainless steel sink with chrome mixer tap, fully tiled walls, tiled floor, plumbed for washing machine.

### Bathroom

2.30m x 2.03m (7' 7" x 6' 8") Modern white suite comprising of bath with over bath wall mounted electric shower, folding glass screen, pedestal sink, ccwc, fully tiled walls, tiled floor, extractor, built in water tank in cupboard.

### Bedroom 1

3.71m x 2.89m (12' 2" x 9' 6") Views to green space to rear.

### Bedroom 2

3.72m x 2.23m (12' 2" x 7' 4") Views to gardens side and rear.

## PROPERTY DESCRIPTION

Henstock Property Services are delighted to bring to the market this 2 bedroomed ground floor apartment set in this popular residential area. The living accommodation briefly comprises; communal intercom entrance, private hallway, modern fitted kitchen, 2 bedrooms and a family bathroom. The property also has the benefit of double glazed windows. 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.

