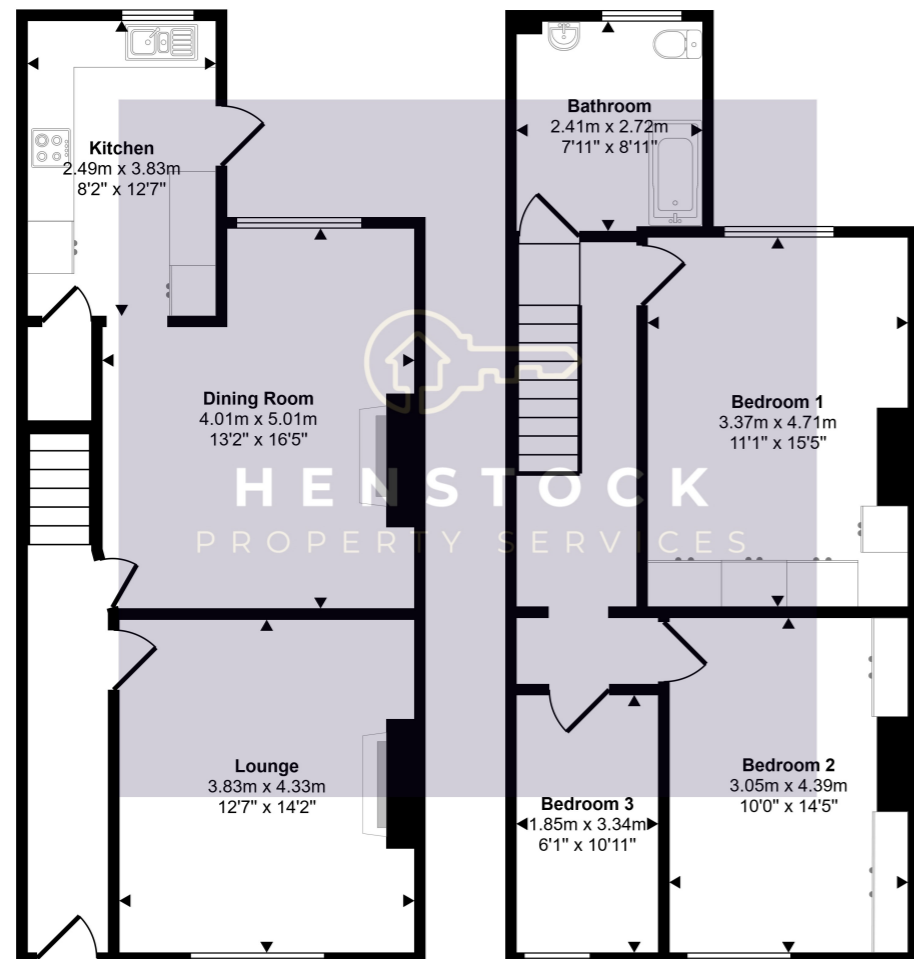


Approx Gross Internal Area  
108 sq m / 1161 sq ft



Ground Floor  
Approx 54 sq m / 583 sq ft

First Floor  
Approx 54 sq m / 578 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



## 70 Durnford Street, Middleton, Manchester, Lancashire M24 5TZ

- 3 BED VICTORIAN TERRACE
- GAS CENTRAL HEATING
- SATISFACTORY ELECTRICITY CONDITION REPORT
- GAS SAFETY CERTIFICATE
- REAR YARD WITH BRICK BUILT OUTHOUSES
- 2 RECEPTION ROOMS
- COUNCIL TAX BAND B

**£200,000**





### Entrance

### Lounge

3.83 m x 4.33 m (12'7" x 14'2")

### Dining Room

4.01 m x 5.01 m (13'2" x 16'5")

### Kitchen

2.49 m x 3.83 m (8'2" x 12'7")

### Upper Floor

#### Bedroom 1

3.37 m x 4.71 m (11'1" x 15'5")

#### Bedroom 2

3.05 m x 4.39 m (10'0" x 14'5")

#### Bedroom 3

1.85 m x 3.34 m (6'1" x 10'11")

#### Bathroom

2.41 m x 2.72 m (7'11" x 8'11")

## PROPERTY DESCRIPTION

Henstock Property Services is delighted to present this spacious and well-appointed three-bedroom terraced home, situated in a sought-after and vibrant residential area. This charming property offers a blend of period character and modern convenience, showcasing a high standard of presentation throughout.

Upon entering, you are greeted by an inviting hallway adorned with original, intricate plasterwork, which sets the tone for the home's tasteful and elegant interior. The ground floor features two generous reception rooms—a bright and airy front lounge and a second, spacious rear lounge that adds flexibility to the living space. The modern, fully-fitted kitchen, complete with contemporary finishes, provides ample workspace and storage, with direct access to a low-maintenance rear garden, perfect for outdoor enjoyment. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom which is tastefully equipped with quality fixtures and fittings including original Victorian bath tub and ornate plaster work. To the rear of the property, a sturdy brick-built storage unit offers practical additional storage options.

Ideally positioned within a popular location, this property benefits from excellent local amenities, including reputable schools, supermarkets, leisure and fitness facilities, and efficient public transport links. It also boasts quick access to major motorway connections (M60/M62), making it an ideal home for those who seek convenience without compromising on comfort.

This property truly embodies a refined blend of traditional charm and modern lifestyle appeal, making it an excellent choice for discerning buyers. Viewing is highly recommended.

