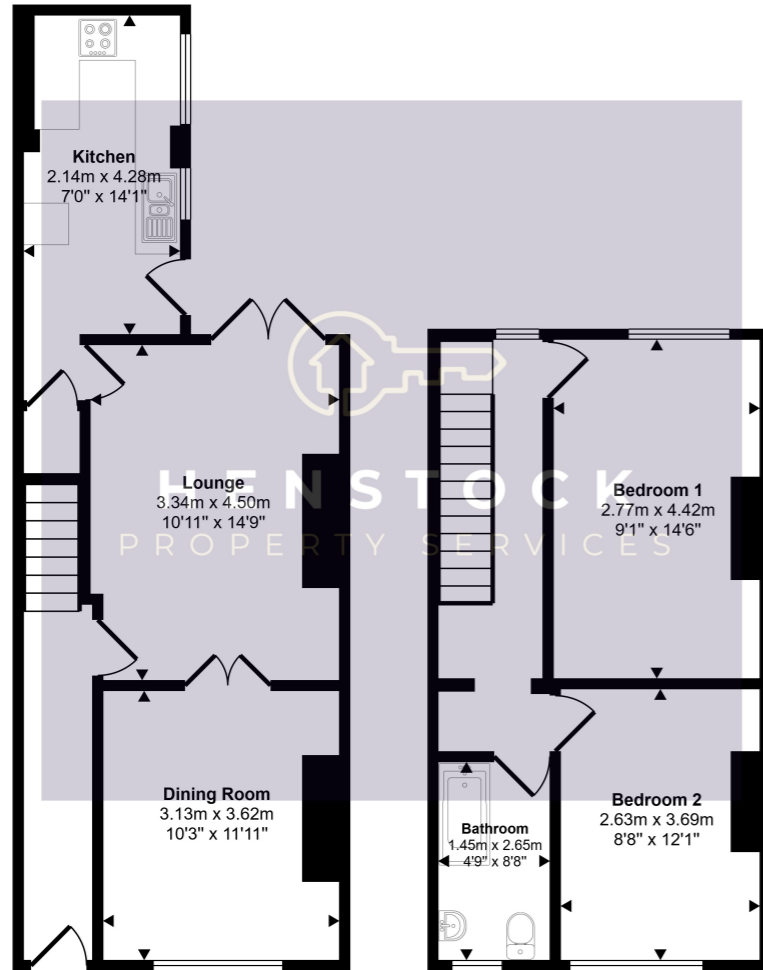


Approx Gross Internal Area  
80 sq m / 859 sq ft



Ground Floor  
Approx 44 sq m / 478 sq ft

First Floor  
Approx 35 sq m / 382 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		62	82
England, Scotland & Wales		EU Directive 2002/91/EC	



**HENSTOCK**  
PROPERTY SERVICES



## 25 Ash Street, Middleton, Manchester, Lancashire M24 2HA

- 2 BEDROOMED MID TERRACE
- NO CHAIN
- COUNCIL TAX BAND A
- EPC RATING D
- LEASEHOLD - £2.50 PER ANNUM
- 934 YEARS REMAINING ON LEASE
- REAR GARDEN

**Offers in Region of £175,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well presented 2 bedroomed traditional mid terraced home. The living accommodation briefly comprises; entrance hallway, 2 reception rooms, modern fitted kitchen, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows and a rear yard leading out to a 2nd garden area. Well situated in this popular residential area within easy reach of Middleton town centre, close to all everyday amenities, schools, good public transport services and easy access to M60/M62 & M66 motorway networks

## GROUND FLOOR

### Entrance

Hallway

### Front Lounge

3.13m x 3.62m (10' 3" x 11' 11") views to front.

### Rear Lounge

3.34m x 4.5m (10' 11" x 14' 9") views to rear.

### Kitchen

2.14m x 4.28m (7' 0" x 14' 1")

## FIRST FLOOR

### Bedroom 1

2.77m x 4.42m (9' 1" x 14' 6") views to rear.

### Bedroom 2

2.63m x 3.69m (8' 8" x 12' 1") views to front

### Bathroom

1.45m x 2.65m (4' 9" x 8' 8")

### Exterior

Paved garden to front.

Paved rear garden leading out to 2nd garden area.

