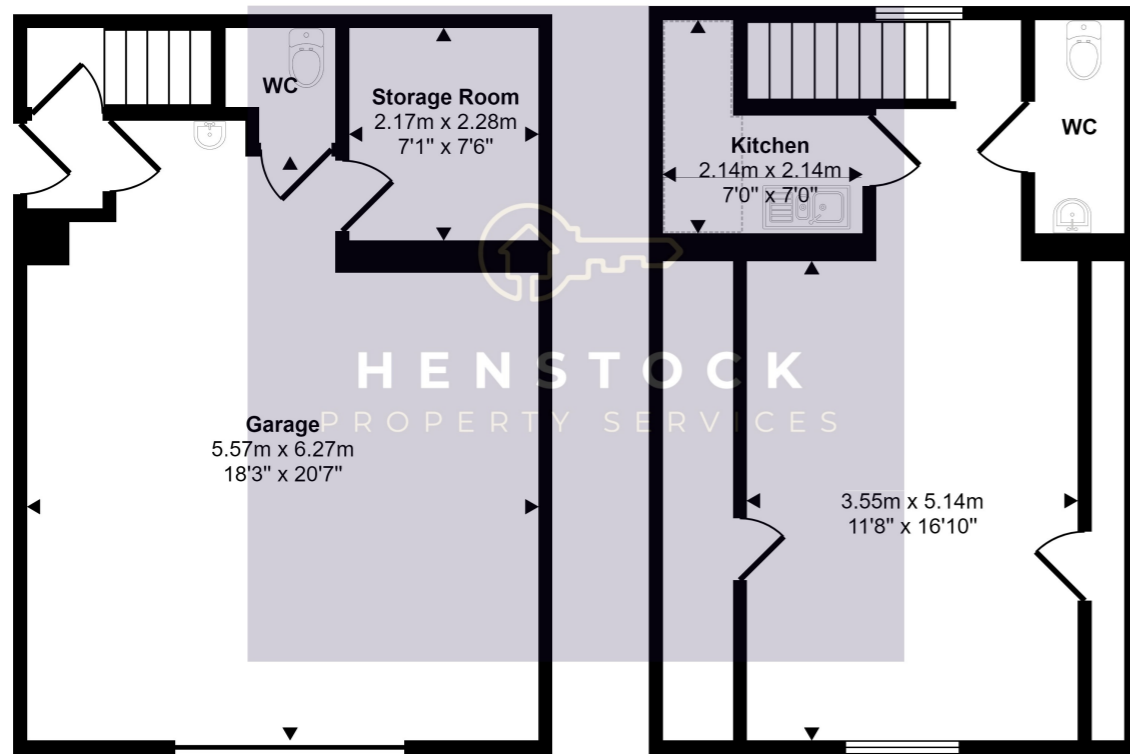


Approx Gross Internal Area
80 sq m / 863 sq ft



Garage
Approx 42 sq m / 454 sq ft

Garage First Floor
Approx 38 sq m / 409 sq ft

Denotes head height below 1.5m

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



3a Smethurst Street, Middleton, Manchester, Lancashire M24 2BA

- Workshop with modern Office Area
- Gas Central Heating
- Double Glazing
- Rear Yard Area
- Toilets upstairs and downstairs
- Kitchen to Upper Floor
- Ideal for many uses
- NON-RATEABLE FOR BUSINESS RATES

£147,500



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this detached office/workshop with potential to be developed into many different uses (subject to planning & building regs approval). The accommodation briefly comprises; side gated entrance, ground floor workshop area with w.c room, upper floor main office area with compact fitted kitchen and separate w.c room. The property also has the benefit of gas central heating, double glazed windows to upper floor, double steel doors to front workshop and a concreted rear yard space. Ideally situated for a multitude of uses, yet within easy reach of shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway networks.

Ground Floor

Workshop

18'3 (5.56m) x 18'5 (5.61m) double steel doors to front elevation into workshop area ready to be fitted out to suit a variety of needs. To the rear of the workshop, there is a small raised area with hand wash basin and wall storage cupboard, door to side entrance and door to w.c/storage room

Entrance

Side gated entrance into vestibule with door to workshop and door to stairs leading to upper floor office.

Ground Floor W.C

7'7 (2.31m) x 8'2 (2.49m) under stair storage room with w.c.

Exterior

Concreted rear yard 17'0 (5.18m) x 19'0 (5.79m)

First Floor

Main Office Area

26'0 (7.92m) x 12'7 (3.84m) currently fitted as a modern office space, with arched feature ceilings to central office which add charm & character, dual aspect views to front and rear elevations, flat plastered walls with oak effect laminate flooring, 2 storage spaces (under eaves), spotlights, air conditioning unit, 4 x single radiators.

Kitchen

6'8 (2.03m) x 4'2 (1.27m) compact kitchen room with modern maple effect units, stainless steel sink with chrome taps, marble effect worktops, oak effect laminate flooring, extractor fan, spotlights, combi boiler, single radiator.

W.C Room

7'0 (2.13m) x 3'2 (0.97m) white modern fitted close coupled w.c with hand wash basin.

