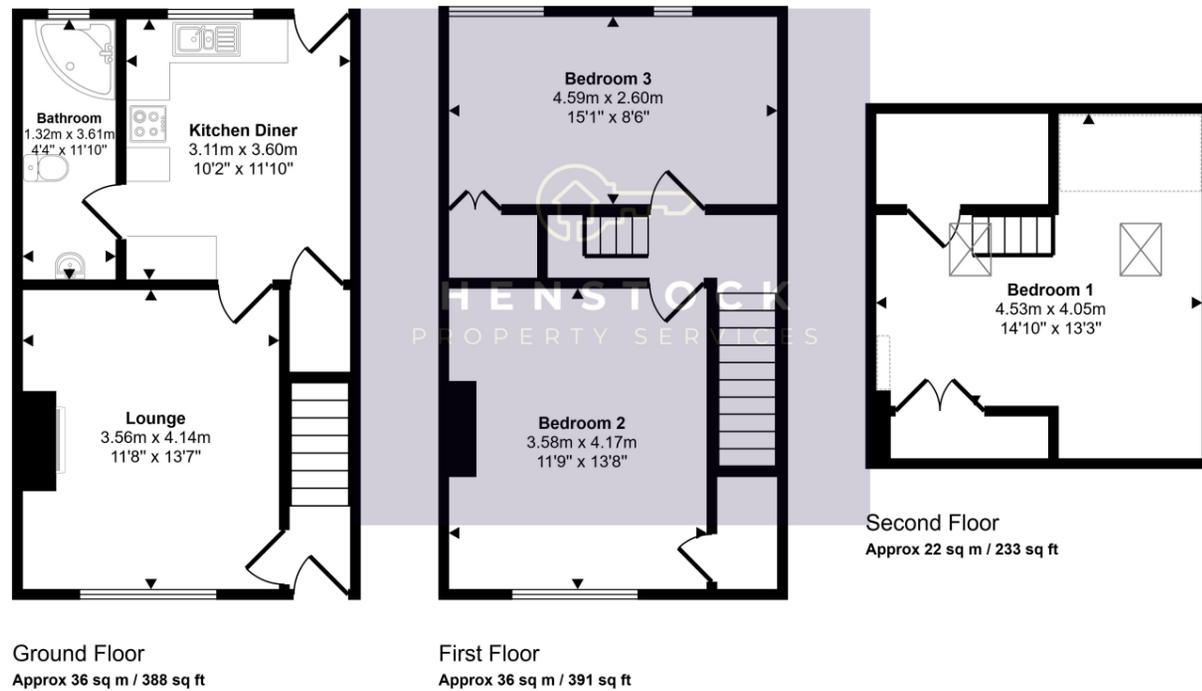




HENSTOCK

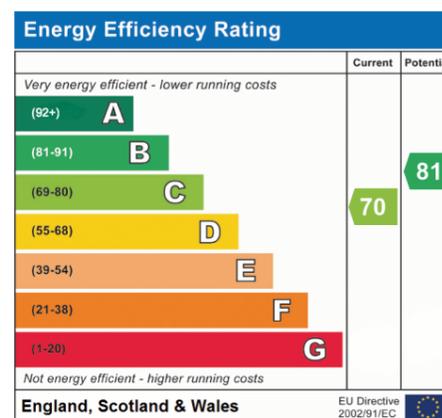
PROPERTY SERVICES

Approx Gross Internal Area
94 sq m / 1011 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.



22 Evans Street, Middleton, Manchester, Lancashire M24 2JX

- COUNCIL TAX - BAND A
- LEASEHOLD - 999 YEARS FROM 13/08/1929
- GROUND RENT £3 PER YEAR
- USEFUL LOFT SPACE
- EASY ACCESS TO MIDDLETON CENTRE
- LESS THAN 1 MILE FROM MILLS HILL TRAIN STATION
- LARGER THAN AVERAGE PRIVATE AND ATTRACTIVE REAR GARDEN
- OVERLOOKING GREEN SPACE TO REAR

£200,000



Entrance

Lounge

3.56m x 4.14m (11'8" x 13'7")

Kitchen

3.11m x 3.60m (10'2" x 11'10")

Exterior

Front: Garden with paved walkway to house.

Back: Large garden overlooking woodland with patio area, large lawn with established borders and wooden summer house.

Floor 1

Bedroom 1

3.58m x 4.17m (11'9" x 13'8")

Bedroom 2

4.59m x 2.60m (15'1" x 8'6")

Loft Space

4.53m x 4.05m (14'10" x 13'3")

PROPERTY DESCRIPTION

Henstock Property Services are delighted to present this two-bedroom terraced family home, situated in a highly sought-after and private residential area. Offering spacious living accommodation, the property briefly comprises: entrance leading into the hallway, front lounge, kitchen/diner, and ground floor bathroom. To the first floor are two well-proportioned bedrooms, along with a useful loft space featuring roof windows. The property further benefits from a modern wireless thermostat-controlled combi boiler system and underfloor smart electric heating in the kitchen. Recently fitted luxury carpets and stylish oak-effect flooring enhance the home's contemporary finish throughout. Additional benefits include gas central heating, double glazed windows, and a generous rear garden. Ideally positioned in this extremely popular location, the home is within easy reach of well-regarded schools, shops and supermarkets, leisure and fitness facilities, and excellent public transport links, with Mills Hill Train Station approximately one mile away. The M60 and M62 motorway networks are also just a short distance away, making it ideal for commuters.

