



Floorplan

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Current	Potential
81	82



Apartment 28 Hebers Court, Whalley Road, Middleton, Manchester, Lancashire M24 6HJ

- 2 BEDROOMED 1st FLOOR APARTMENT
- LEASEHOLD - £67.50 PER ANNUM
- EPC RATING B
- CHAIN FREE
- SOLD AS SEEN
- 108 YEARS REMAINING ON THE LEASE
- COUNCIL TAX BAND B
- GATED PARKING

£90,000



FIRST FLOOR

Entrance

Hallway, L shaped, with built in storage, single radiator.

Lounge open to Kitchen

6.26m x 4.21m (20' 6" x 13' 10") bay window to front.

Kitchen Area - modern high gloss black and white units, black high gloss marble style worktops, built in single electric oven, 4 ring gas hob, extractor, stainless steel sink with chrome mixer tap, plumber for washer, part tiled walls.

Bedroom 1

3.82m x 2.95m (12' 6" x 9' 8") views to front, single radiator.

Bedroom 2

2.21m x 2.92m (7' 3" x 9' 7") views to rear, single radiator.

Bathroom

2.3m x 1.83m (7' 7" x 6' 0") views to rear, white modern suite comprising; bath with over bath wall mounted electric shower, sink, close coupled w.c, part tiled walls, extractor, chrome heater towel rail.

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed first floor apartment. The living accommodation briefly comprises; communal entrance hallway leading to private hallway, lounge open to modern fitted kitchen, 2 bedrooms and a bathroom. The property also benefits from uPVC double glazed windows, gas central heating, communal buzzer controlled entrance and gated private parking. Well situated close to schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from Junction 19 of the M62 motorway link. All services/appliances have not and will not be tested.

