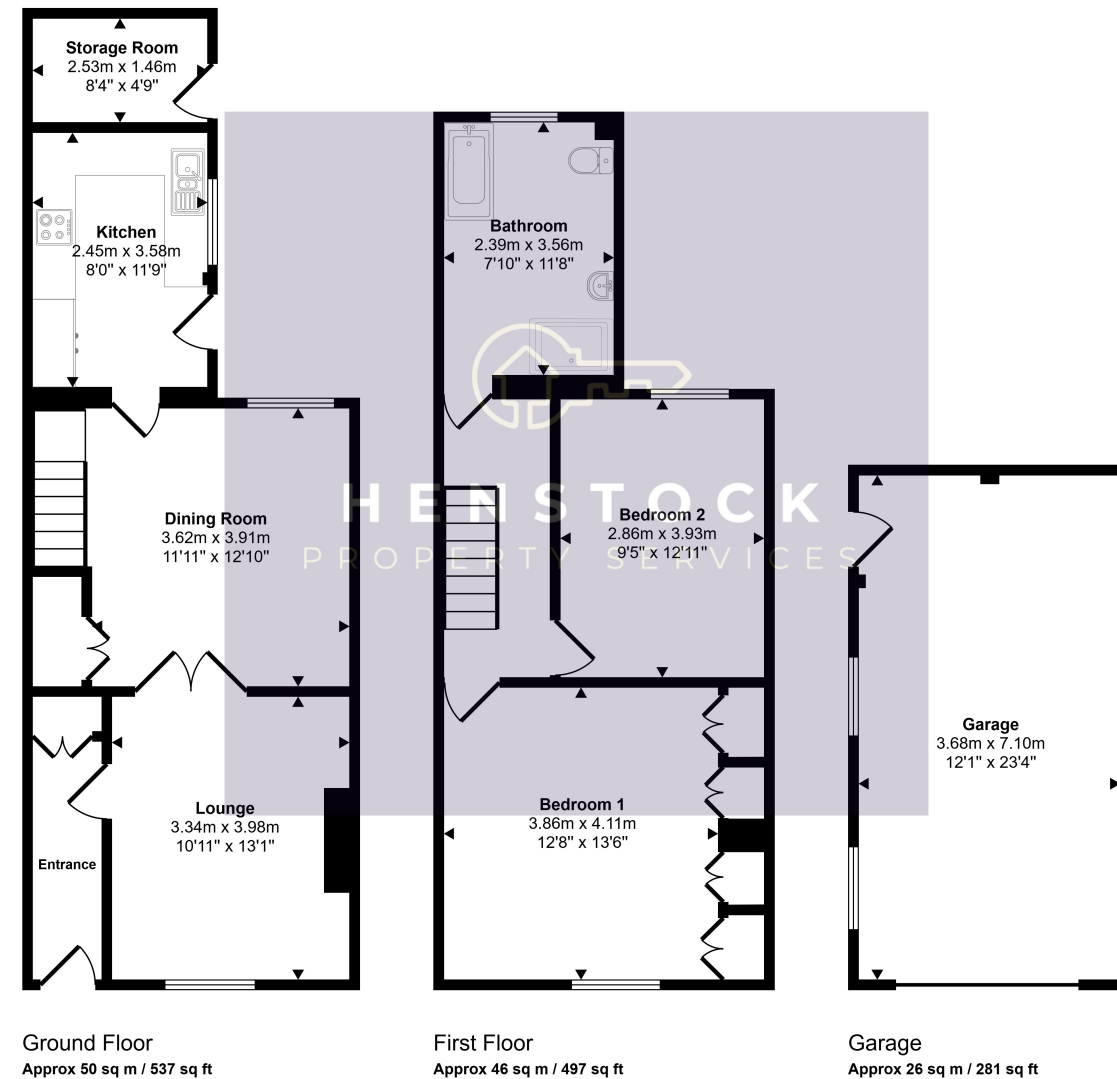
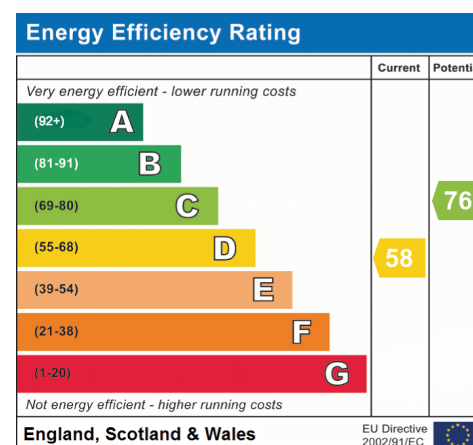


Approx Gross Internal Area  
122 sq m / 1316 sq ft



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



## 45 Broad Street, Middleton, Manchester, Lancashire M24 4PQ

- 2 BEDROOMED MID TERRACED
- NO CHAIN
- GAS CENTRAL HEATING
- FREEHOLD
- COUNCIL TAX BAND A
- DETACHED GARAGE / LARGE WORKSHOP ON PLOT TO REAR

**£190,000**





PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed mid terraced family home with a detached workshop on a separate plot of land to rear. The living accommodation briefly comprises; entrance hallway, front lounge, dining room, fitted kitchen, 2 bedrooms and a bathroom. There is also a garage on a separate plot to rear across from the alleyway, with the power coming from the terraced house. The property also has the benefit of gas central heating, uPVC double glazed windows and a rear yard. Ideally situated within walking distance of Middleton town centre, within easy reach of highly regarded schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

GROUND FLOOR

Entrance

1.05m x 4.16m (3' 5" x 13' 8") Hallway, under stair storage, oak effect laminate flooring.

Front Lounge

3.34m x 3.98m (10' 11" x 13' 1") views to front, oak effect laminate flooring, French doors to dining room, double radiator.

Dining Room

3.62m x 3.91m (11' 11" x 12' 10") views to rear, oak effect laminate flooring, under stair storage, double radiator.

Kitchen

2.45m x 3.58m (8' 0" x 11' 9") views to rear, modern white high gloss units, black marble style worktops, built in single electric oven, 4 ring gas hob, extractor, 1 1/2 bowl Asterite sink, chrome mixer tap, part tiled walls, tiled floor, door to rear garden area.

Brick Built Store Room

2.53m x 1.46m (8' 4" x 4' 9") power and lighting.

FIRST FLOOR

Bedroom 1

3.86m x 4.11m (12' 8" x 13' 6") views to front, double radiator.

Bedroom 2

2.86m x 3.93m (9' 5" x 12' 11") views to rear, double radiator.

Bathroom

2.39m x 3.56m (7' 10" x 11' 8") views to rear, modern white suite comprising; bath, close coupled w.c, sink, double base walk in shower with wall mounted electric shower, oak effect laminate flooring, extractor, single radiator.

SEPARATE PLOT TO REAR

Brick Built Workshop/Garage

3.68m x 7.1m (12' 1" x 23' 4") with roller shutter door to front and single door to rear. Currently has power and lighting connected to the main property. The outside area has gated off road parking to the front and has a good sized garden area.

