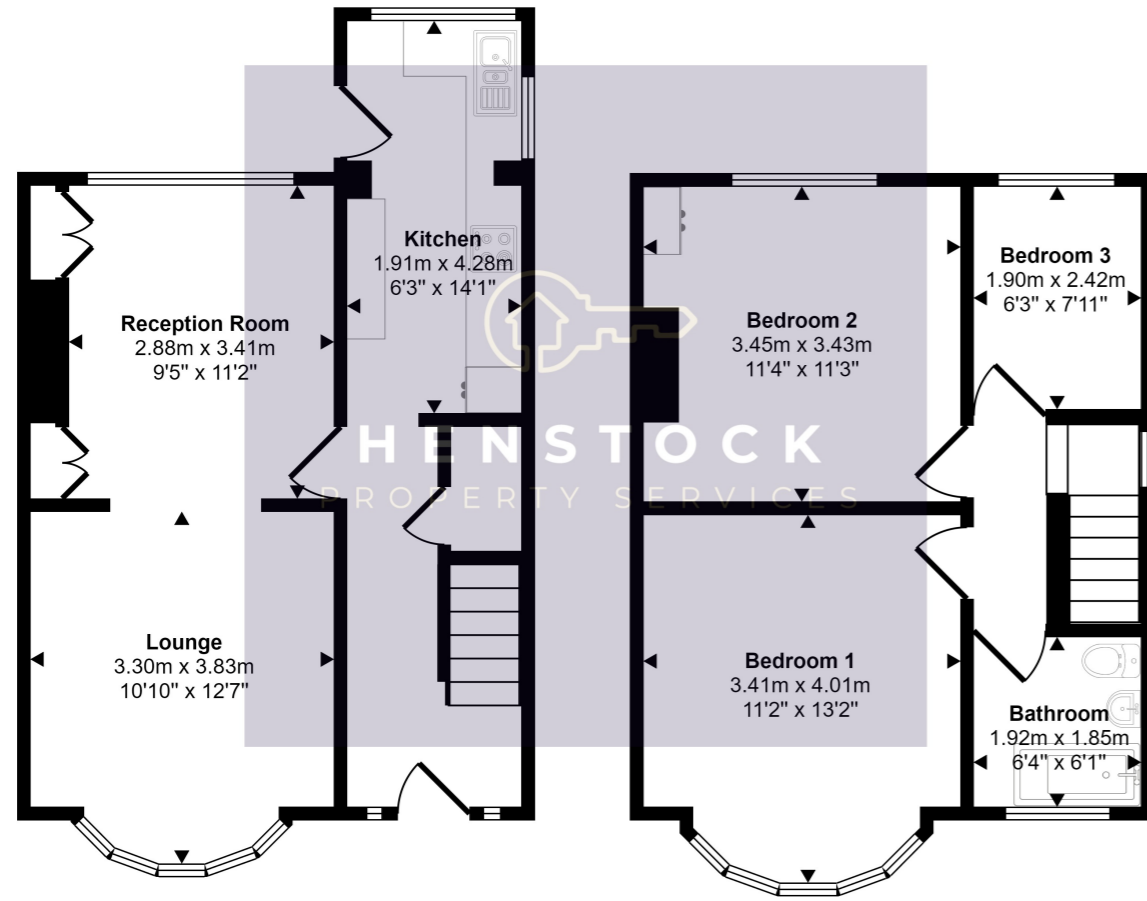


Approx Gross Internal Area
80 sq m / 856 sq ft



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+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



HENSTOCK
PROPERTY SERVICES



7 Rudyard Avenue, Middleton, Manchester, Lancashire M24 2WU

- 3 BEDROOMED SEMI DETACHED
- COUNCIL TAX BAND B
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- LEASEHOLD - £5 PER ANNUM
- PLEASANT REAR GARDEN
- BLOCK PAVED OFF ROAD PARKING

Offers in Region of £239,500



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this pleasant 3 bedroomed semi detached family home set in this popular residential area. The living accommodation briefly comprises; entrance into hallway, front lounge open to rear reception room, fitted kitchen, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows, block paved driveway to front and a good sized lawned garden to rear. Ideally situated in this extremely popular spot within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway link

