



**HENSTOCK**  
PROPERTY SERVICES

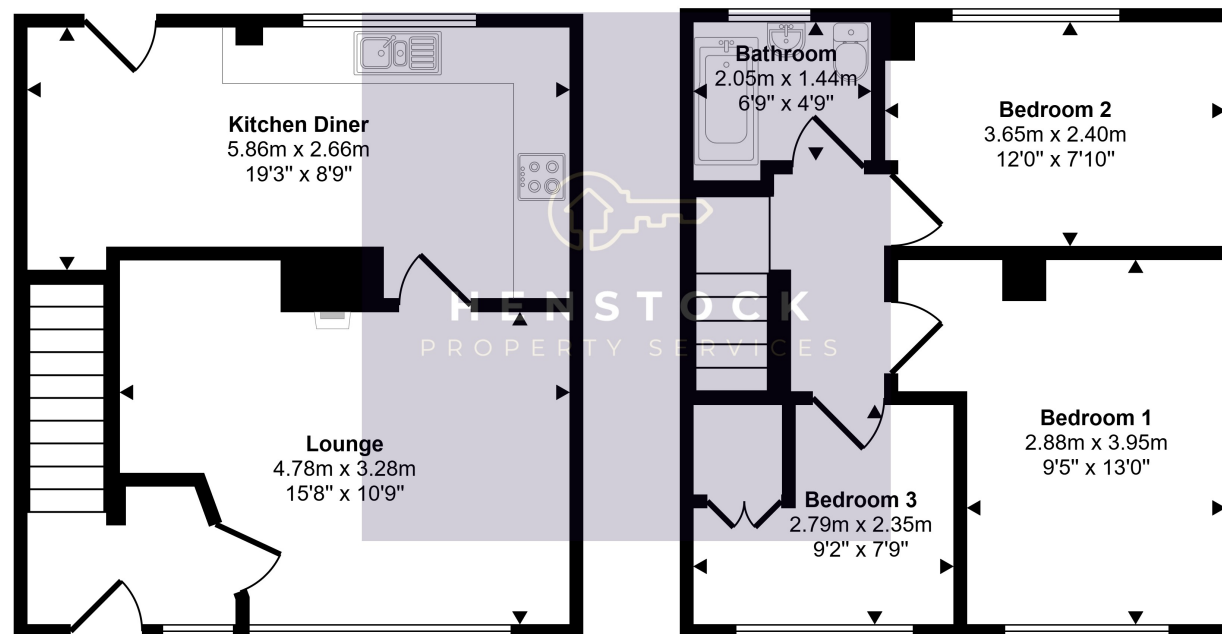


## 119 Tintern Road, Middleton, Manchester, Lancashire M24 6JQ

- 3 BEDROOMED SEMI DETACHED
- NO CHAIN
- FREEHOLD
- COUNCIL TAX BAND A
- EPC RATING C
- LARGE REAR GARDEN

**£175,000**

Approx Gross Internal Area  
75 sq m / 808 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	





## PROPERTY DESCRIPTION

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

## GROUND FLOOR

### Entrance

Hallway with double radiator.

### Lounge

4.78m x 3.28m (15' 8" x 10' 9") L shaped, views to front, under stair recess, central fireplace, single radiator.

### Kitchen

5.86m x 2.66m (19' 3" x 8' 9") into recessed doorway, modern oak woodgrain style units, black matt marble effect worktops, stainless steel sink with chrome mixer tap, built in single electric oven, 4 ring gas hob, extractor, plumbed for washer, part tiled walls, space for dining suite, door to rear.

## FIRST FLOOR

### Bedroom 1

2.88m x 3.95m (9' 5" x 13' 0") L shaped, views to front, single radiator.

### Bedroom 2

3.65m x 2.4m (12' 0" x 7' 10") views to rear, single radiator.

### Bedroom 3

2.79m x 2.35m (9' 2" x 7' 9") views to front, single radiator.

## Bathroom

2.05m x 1.49m (6' 9" x 4' 11") modern white suite comprising; bath with over bath wall mounted flexi hose and rain showers, glass screen, close coupled w.c, sink, part tiled walls, extractor, double radiator.

## Exterior

Large rear garden area, paved paths and patio with central lawn.

