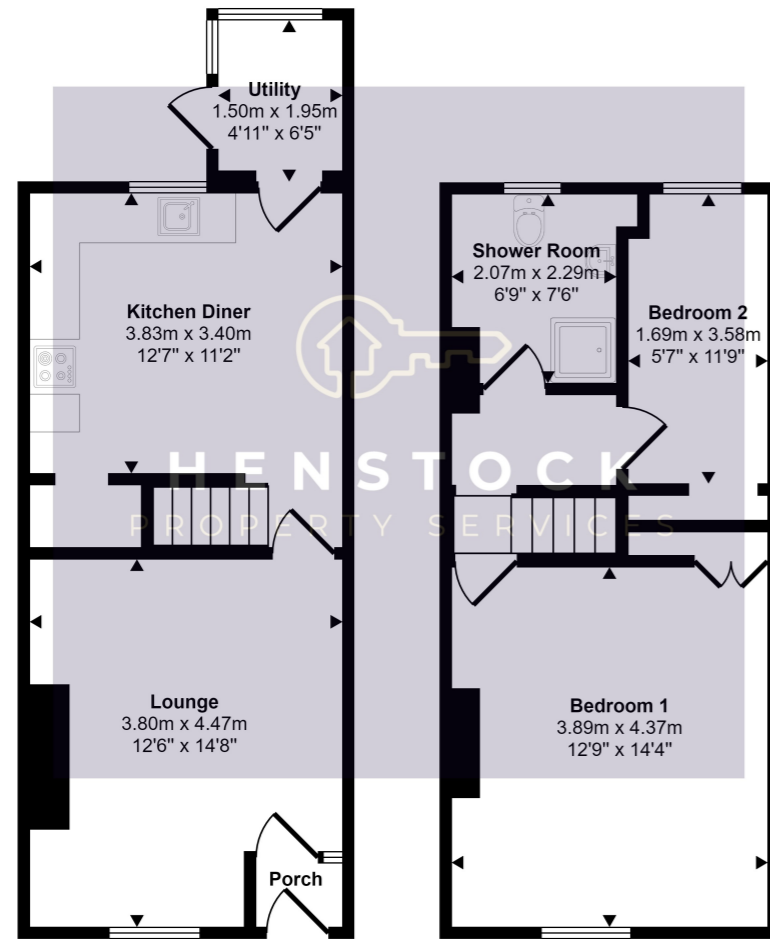


Approx Gross Internal Area  
72 sq m / 771 sq ft



Ground Floor  
Approx 37 sq m / 401 sq ft

First Floor  
Approx 34 sq m / 371 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		
(69-80)	C		79
(55-68)	D	59	
(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



## 48 Sandy Lane, Middleton, Manchester, Lancashire M24 2FU

- 2 BEDROOMED MID TERRACE
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- COUNCIL TAX BAND A
- REAR SUNROOM

**£160,000**



## PROPERTY DESCRIPTION

Henstock Property Services are delighted to market this well presented and charming 2 bedroomed terraced home. The living accommodation briefly comprises; entrance vestibule leading into front lounge, modern fitted kitchen/diner, rear sunroom, 2 bedrooms and a shower room. The property also has the benefit of gas central heating, uPVC double glazed windows throughout and a pleasant rear garden space. Well situated close to well regarded Schools, plus within close proximity to transport links and a few miles from the M60 motorway network

## GROUND FLOOR

### Entrance

Vestibule leading into lounge.

### Lounge

3.8m x 4.47m (12' 6" x 14' 8") views to front, oak effect laminate flooring, double radiator.

### Kitchen/Diner

3.83m x 3.4m (12' 7" x 11' 2") views to rear, modern cream high gloss units with pine butchers block worktops, ceramic Belfast sink, chrome mixer tap, part tiled walls, plumbed for gas cooker and washing machine, tiled floor, under stair storage, door to rear sunroom, double radiator.

### Rear Sunroom

1.5m x 1.95m (4' 11" x 6' 5") Off kitchen leading out to rear garden.

## FIRST FLOOR

### Bedroom 1

3.89m x 4.37m (12' 9" x 14' 4") views to front, built in storage cupboard, double radiator.

### Bedroom 2

1.69m x 3.58m (5' 7" x 11' 9") views to rear, built in storage cupboard, double radiator.

## Shower Room

2.07m x 2.29m (6' 9" x 7' 6") views to rear, white modern suite comprising; walk in corner shower cubicle, wall mounted mixer shower, close coupled w.c, sink, part tiled walls, tiled floor, spotlights, extractor, single radiator.

## Exterior

Rear garden area - half paved / half Astro Turfed.

