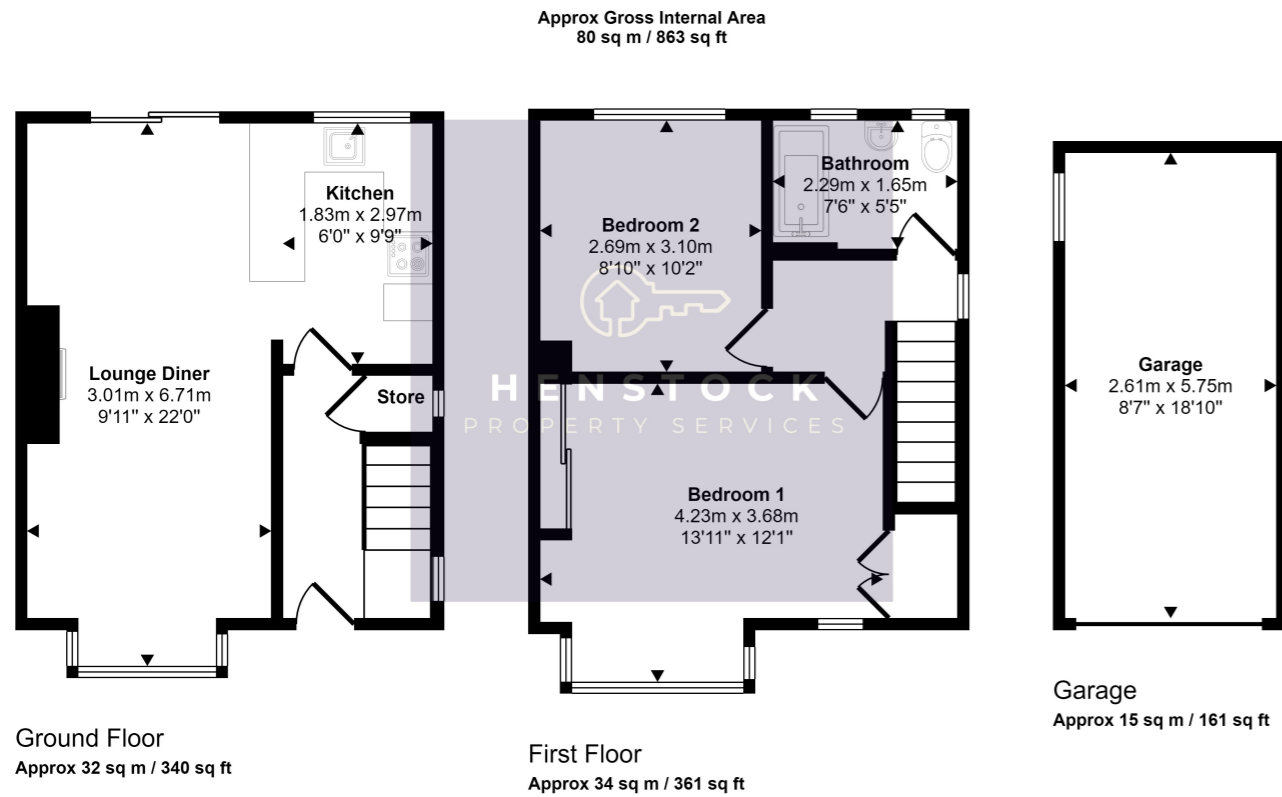




HENSTOCK
PROPERTY SERVICES



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	28	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

32 Monmouth Street, Middleton, Manchester, Lancashire M24 2DZ

- 2 BEDROOMED SEMI DETACHED
- FREEHOLD
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- DETACHED GARAGE
- COUNCIL TAX BAND B
- GOOD SIZED LAWNED REAR GARDEN

£205,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well presented 2 bedroomed semi detached home set in this popular residential area. The living accommodation briefly comprises; entrance hallway, lounge into dining area, fitted kitchen, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows, shared driveway leading to single detached garage 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

GROUND FLOOR

Entrance

Hallway with under stair storage, oak parquet flooring, double radiator.

Lounge/Dining Area

3.01m x 6.71m (9' 11" x 22' 0")

Lounge - bay window to front, period style feature fire surround, oak effect parquet flooring, open to dining area and kitchen, double radiator.

Dining Area - open to lounge, oak parquet flooring, sliding patio doors to rear, central island to kitchen, double radiator.

Kitchen

1.83m x 2.97m (6' 0" x 9' 9") views to rear, modern grey units with butchers block style worktops, freestanding cooker space, ceramic Belfast sink, mixer tap, integral washing machine space, part tiled walls, spotlights, central island to dining area.

Single Detached Garage

2.61m x 5.75m (8' 7" x 18' 10") up and over door to front.

FIRST FLOOR

Bedroom 1

4.23m x 3.68m (13' 11" x 12' 1") into bay window to front, built in wardrobes and storage, single radiator.

Bedroom 2

2.69m x 3.1m (8' 10" x 10' 2") views to rear, single radiator.

Bathroom

2.29m x 1.65m (7' 6" x 5' 5") modern white suite comprising; P shaped bath with over bath mixer flexi hose and rain showers, glass screen, sink, close coupled w.c, spotlights, extractor.

Exterior

Front Garden - paved with central raised flowerbed, block paved shared drive leading to single detached garage to rear.

Rear garden - paved patio, lawn, planted flowerbeds and shrubberies, 2nd lawn to rear, single shed.

