

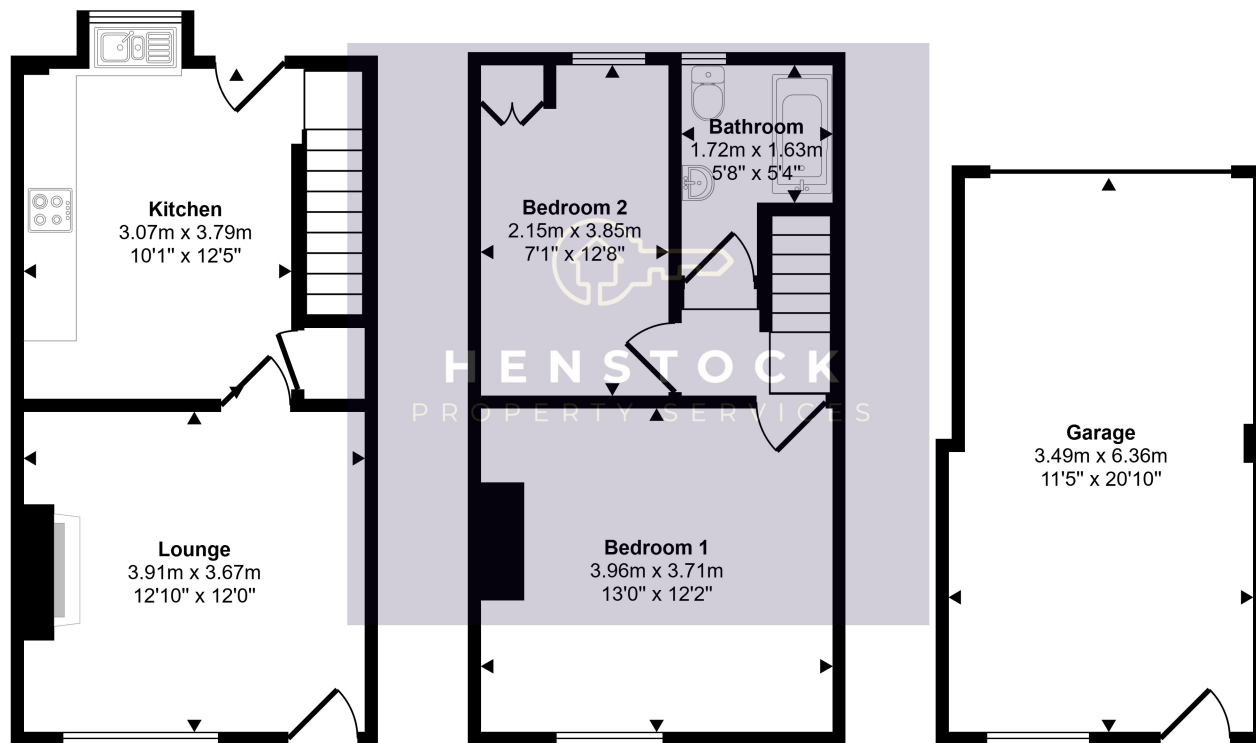


# HENSTOCK

PROPERTY SERVICES



Approx Gross Internal Area  
83 sq m / 894 sq ft



Ground Floor  
Approx 31 sq m / 331 sq ft

First Floor  
Approx 31 sq m / 330 sq ft

Garage  
Approx 22 sq m / 233 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>		<b>88</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(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	

## 558 Oldham Road, Middleton, Manchester, Lancashire M24 2EB

- 2 BEDROOM MID TERRACE
- MODERN FEEL & WELL PRESENTED
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZED WINDOWS
- OFF ROAD PARKING TO REAR!!!
- DETACHED BRICK BUILT GARAGE
- REAR GARDEN

**£170,000**



**Lounge**

3.91m x 3.67m (12'10" x 12'0")

**Kitchen**

3.07m x 3.79m (10'1" x 12'5")

**Exterior**

Rear Garden

**Garage**

3.49m x 6.36m (11'5" x 20'10")

**Upper Floor****Bedroom 1:**

3.96m x 3.71m (13'0" x 12'2")

**Bedroom 2**

2.15m x 3.85m (7'1" x 12'8")

**Bathroom**

1.72m x 1.63m (5'8" x 5'4")

**PROPERTY DESCRIPTION**

Henstock Property Services is delighted to present this charming two-bedroom mid-terraced family home, nestled within a highly sought-after residential area. The thoughtfully designed living accommodation comprises a welcoming front lounge, a well-appointed fitted kitchen with space for dining, two generously proportioned bedrooms, and a modern bathroom. This property further benefits from the convenience of gas central heating, double-glazed windows, and a private rear garden. Additionally, it boasts a detached garage and allocated parking, ensuring ample storage and practicality. Ideally situated, this residence offers excellent accessibility to a wide range of local amenities, including reputable schools, supermarkets, leisure and fitness facilities, as well as efficient public transport links. Its strategic location provides easy access to both the M60 and M62 motorway networks, alongside being within a stones throw of Mills Hill Train Station making it particularly appealing to commuters and families alike. This delightful home combines comfort, convenience, and location, making it an ideal choice for prospective buyers.

