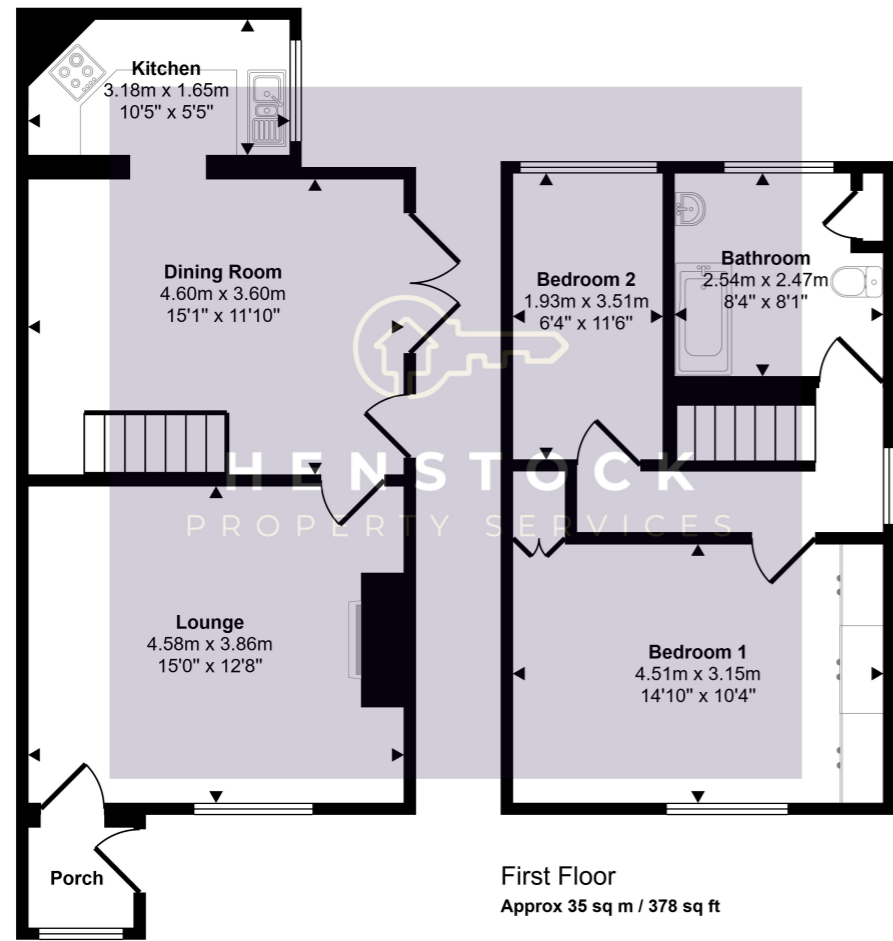


Approx Gross Internal Area  
78 sq m / 841 sq ft



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>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(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	



**HENSTOCK**  
PROPERTY SERVICES



## 12 Simon Lane, Middleton, Manchester, Lancashire M24 4QP

- RARE OPPORTUNITY!
- 2 RECEPTION ROOMS
- 2 BEDROOM END COTTAGE
- LARGE PLOT!
- RESIN DRIVEWAY FOR NUMEROUS CARS
- VIEWS OVER FARM LAND
- LEASEHOLD - £2.50 PER ANNUM (700+ YEARS)
- COUNCIL TAX BAND B

**£270,000**



## PROPERTY DESCRIPTION

We are pleased to present this beautifully maintained and charming two-bedroom end cottage, thoughtfully updated to a high standard throughout. Ideally situated just off Heywood Old Road, this delightful property occupies a spacious end plot with stunning views across open, golden fields. The accommodation offers a warm welcome, beginning with an entrance porch that leads into a spacious front lounge. A modern, well-appointed kitchen and a rear dining room provide ample space for both entertaining and everyday living. Upstairs, the property features two comfortable bedrooms and a stylish bathroom. Additional benefits include gas central heating, off-road parking for two vehicles at the front, and a large, private rear garden—perfect for relaxation and outdoor enjoyment. Located in the highly desirable Bowlee area, the cottage is within easy reach of Heywood, Middleton, and key transport links, including Junction 19 of the M60 motorway. This property represents a rare opportunity to acquire a charming residence in a sought-after location, combining modern convenience with tranquil surroundings.

### Porch

### Lounge

4.58 m x 3.86 m (15'0" x 12'8")

### Dining Room

4.60 m x 3.60 m (15'1" x 11'10")

### Kitchen

3.18 m x 1.65 m (10'5" x 5'5")

### Exterior

Front:

Side:

Rear:

### Upper Floor

### Bedroom 1

4.51 m x 3.15 m (14'10" x 10'4")

### Bedroom 2

1.93 m x 3.51 m (6'4" x 11'6")

### Bathroom

2.54 m x 2.47 m (8'4" x 8'1")

