



HENSTOCK
PROPERTY SERVICES

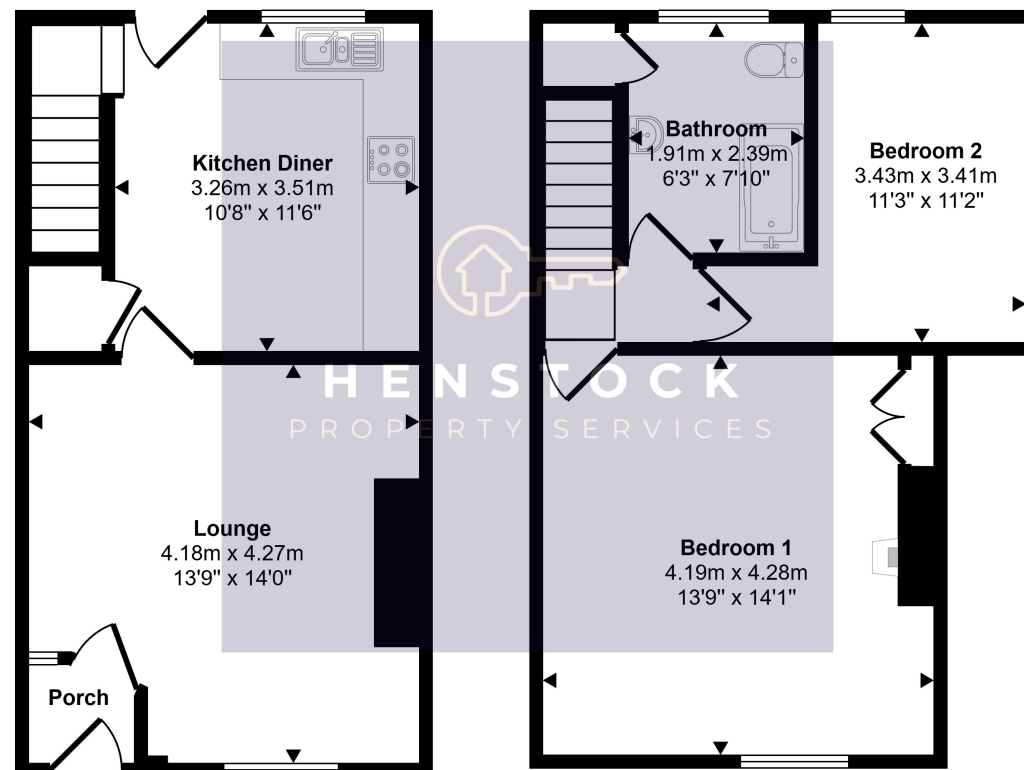


280 Oldham Road, Middleton, Manchester, Lancashire M24 2DP

- RECENTLY REFURBISHED
- GATED OFF ROAD PARKING TO REAR
- PLEASANT REAR GARDEN
- 2 BED TRADITION TERRACE
- UPVC DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- EPC RATING C

£155,000

Approx Gross Internal Area
70 sq m / 749 sq ft



Ground Floor
Approx 33 sq m / 358 sq ft

First Floor
Approx 36 sq m / 391 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		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well-presented two-bedroom mid-terraced family home, ideally located within easy reach of Manchester City Centre. The accommodation is arranged over two floors and briefly comprises an entrance vestibule, a spacious lounge, a modern fitted kitchen, two bedrooms, and a family bathroom. The property also benefits from gas central heating, double-glazed windows, and a pleasant rear garden. In addition, it offers secure gated off-road parking, accessed via the rear of the property. Situated in a popular residential area, the home is conveniently located close to a range of amenities including schools, shops, supermarkets, leisure and fitness facilities. It is well served by public transport and offers excellent access to the M60 and M62 motorway links, making it ideal for commuters and families alike.

