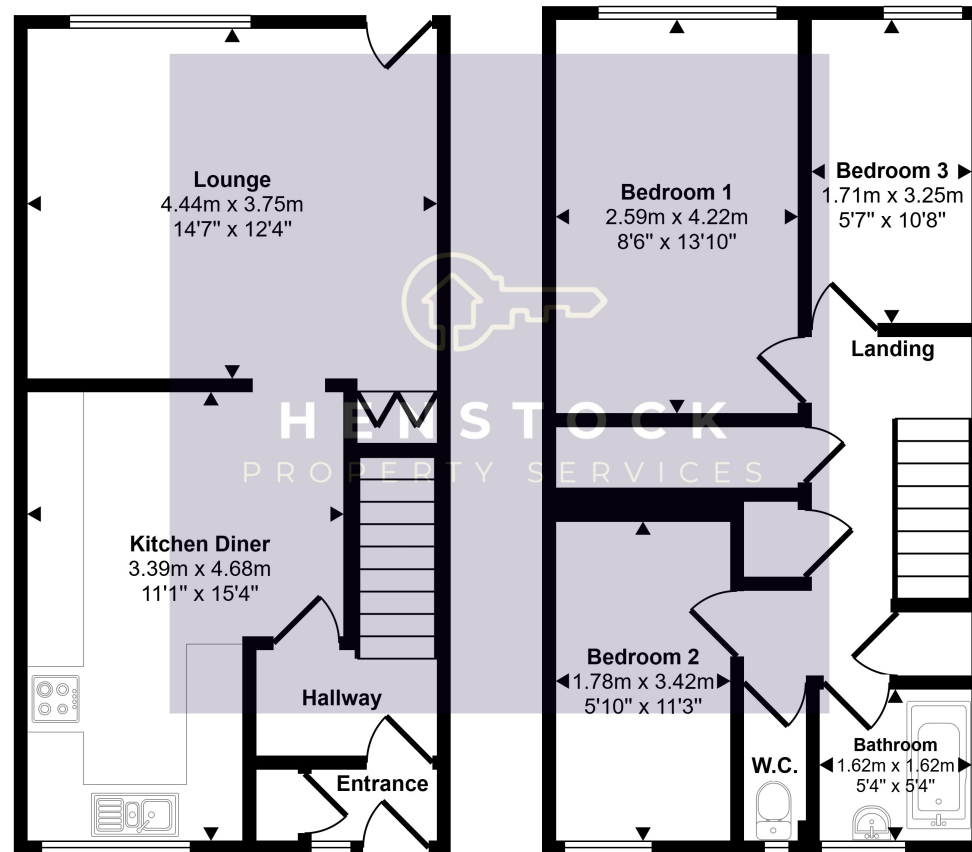


Approx Gross Internal Area
77 sq m / 828 sq ft



Ground Floor
Approx 38 sq m / 406 sq ft

First Floor
Approx 39 sq m / 422 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.



HENSTOCK
PROPERTY SERVICES



**15 Higher Wood Street, Middleton, Manchester,
Lancashire M24 5SD**

- 3 BEDROOMED MID TERRACE
- FREEHOLD
- COUNCIL TAX BAND A
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- REAR GARDEN

Offers in Region of £165,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed mid terraced family home set in this popular residential area. The living accommodation briefly comprises; entrance vestibule into hallway, fitted kitchen/diner, lounge, 3 bedrooms and bathroom with separate w.c. The property also has the benefit of gas central heating, double glazed windows and a lawned garden rear. Ideally situated within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

GROUND FLOOR

Entrance

Vestibule leading into hallway.

Kitchen/Diner

3.39m x 4.68m (11' 1" x 15' 4")

Lounge

4.44m x 3.75m (14' 7" x 12' 4")

FIRST FLOOR

Bedroom 1

2.59m x 4.22m (8' 6" x 13' 10")

Bedroom 2

1.78m x 3.42m (5' 10" x 11' 3")

Bedroom 3

1.71m x 3.25m (5' 7" x 10' 8")

Bathroom

1.62m x 1.62m (5' 4" x 5' 4")

Separate W.C

Landing

Access to all rooms, plus 3 separate cupboards.

Exterior

Lawned garden to rear.

