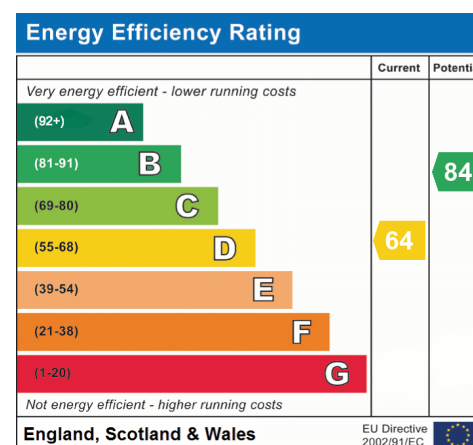


TOTAL APPROX. FLOOR AREA 1319 SQ.FT. (122.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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HENSTOCK
PROPERTY SERVICES



27 Durnford Street, Middleton, MANCHESTER, Lancashire M24 5UD

- 3 BEDROOMED TRADITIONAL VICTORIAN TERRACE
- SMARTLY PRESENTED WHILST RETAINING MANY ORIGINAL FEATURES
- REAR GARAGE
- REAR CONSERVATORY
- EN-SUITE SHOWER ROOM
- EPC RATING D
- LEASEHOLD
- COUNCIL TAX BAND B

Offers in Region of £220,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed traditional mid Victorian terrace family home which is well presented throughout. The living accommodation briefly comprises; entrance hallway, front lounge, rear lounge, modern fitted kitchen, rear conservatory, 3 bedrooms (one housing an en suite wet room) and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows, garage to rear with power and lighting (accessed via alleyway) and a pleasant low maintenance garden to rear. Ideally situated within walking distance of Middleton town centre, within easy reach of highly regarded schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

GROUND FLOOR

Hallway

5.01m x 2.5m (16' 5" x 8' 2") Open hallway with original open spindled staircase, stripped pine floorboards, single radiator.

Cloak Room

Front Lounge

4.6m x 4.1m (15' 1" x 13' 5") large picture bay window to front, central fireplace with stone surround and pebble style inset gas fire, sliding door to rear lounge, double radiator.

Rear Lounge

5.2m x 3.6m (17' 1" x 11' 10") large picture bay window to rear, central feature fireplace, pebble effect inset gas fire, sliding doors to front lounge, double radiator.

Kitchen

4.1m x 3m (13' 5" x 9' 10") views to rear, spotlights, modern grey high gloss units, butchers block style worktops, built in double oven, 4 ring ceramic hob, extractor, central breakfast bar, integral dishwasher, patio doors to conservatory, under stair pantry, L shaped, 1 1/2 bowl Asterite sink with chrome mixer tap, double radiator.

Conservatory

8' 6" x 8' 2" (2.60m x 2.50m) Views to rear garden, tiled floor, double sets of patio doors to kitchen and rear garden area.

Garden

Front garden area - part slate chippings, part shrubberies.
Rear garden area - paved patio, raised flowerbeds, access to single brick built garage.

Garage

11' 1" x 16' 8" (3.39m x 5.09m) double wooden doors to front, single door to rear, power and lighting.

Upper Floor

Bedroom 1

4m x 3.7m (13' 1" x 12' 2") Views to front, single radiator.

Bedroom 2

4.1m x 3.6m (13' 5" x 11' 10") Views to rear, Single radiator.

En-Suite Wetroom

1.48m x 1.15m (4' 10" x 3' 9") walk in wet room with wall mounted electric shower, w.c, sink, fully tiled walls, single radiator.

Bedroom 3

8' 11" x 8' 3" (2.73m x 2.52m) Views to front, single radiator.

Bathroom

8' x 5' 8" (2.43m x 1.72m) with recessed doorway, modern white suite bath with over bath wall mounted electric shower, chrome and glass shower screen, corner W.C, vanity sink with storage below, fully tiled walls, original stripped and polished wooden floorboards. Single radiator.

