



HENSTOCK
PROPERTY SERVICES



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704 Manchester Old Road, Middleton, Manchester, Lancashire M24 4GB

- GAS CENTRAL HEATING
- REAR GARDEN
- UPVC DOUBLE GLAZED WINDOWS
- MODERN FEEL & WELL PRESENTED
- CELLAR SPACE!
- 3 BEDROOM MID TERRACE

£190,000



Entrance

Hallway

Lounge

3.54m x 3.43m (11' 7" x 11' 3") This well-proportioned lounge serves as the central living area, featuring ample space for comfortable seating arrangements.

Lounge / Diner

3.54m x 3.43m (11' 7" x 11' 3") Situated adjacent to the lounge, this dining room provides a pleasant setting for meals and gatherings. Its spacious layout accommodates a dining table and additional furniture, making it ideal for both everyday use. Enjoying a lot of natural light due to dual aspect open plan to lounge.

Kitchen

2.64m x 2.51m (8' 8" x 8' 3")

Cellar Rooms

Currently used for storage

Exterior

Front: Small gated garden.

Rear: Yard to rear.

Upper Floor

Bedroom 1

4.74m x 3.50m (15' 7" x 11' 6")

Bedroom 2

3.11m x 2.81m (10' 2" x 9' 3")

Bedroom 3

2.50m x 2.60m (8' 2" x 8' 6")

Bathroom

2.78m x 1.62m (9' 1" x 5' 4")

PROPERTY DESCRIPTION

Henstock Property Services is delighted to present this charming three-bedroom mid-terraced family home, nestled within a highly sought-after residential area. The thoughtfully designed living accommodation comprises a welcoming hallway leading to front dining room open plan to rear lounge, a well-appointed fitted kitchen, three 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 benefits from a cellar room 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 Middleton town center and Alkrington Nature Reserve, 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.

