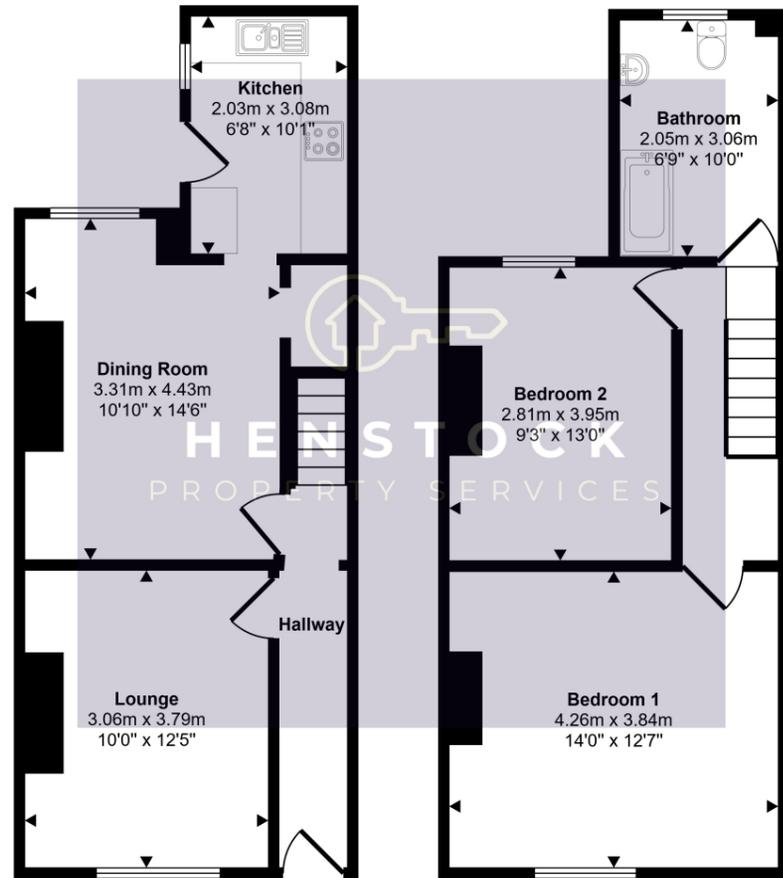


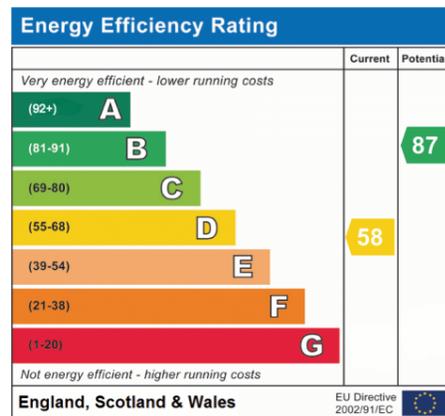
Approx Gross Internal Area  
80 sq m / 861 sq ft



Ground Floor  
Approx 40 sq m / 430 sq ft

First Floor  
Approx 40 sq m / 430 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



## 17 Hilton Fold Lane, Middleton, Manchester, Lancashire M24 2HZ

- 2 BED MID TERRACE
- MODERN & VERY WELL PRESENTED
- OFF ROAD PARKING TO FRONT
- MODERN FEEL
- 2 RECEPTION ROOMS

**Offers Over £170,000**

**Entrance**

Hallway

**Lounge**

3.06m x 3.79m (10'0" x 12'5")

**Dining Room**

3.31m x 4.43m (10'10" x 14'6")

**Kitchen**

2.03m x 3.08m (6'8" x 10'1")

**Exterior:**

Front:

Rear:

**Upper Floor****Bedroom 1**

4.26m x 3.84m (14'0" x 12'7")

**Bedroom 2**

2.81m x 3.95m (9'3" x 13'0")

**Bathroom**

2.05m x 3.06m (6'9" x 10'0")

**PROPERTY DESCRIPTION**

Henstock Property Services is pleased to present this recently upgraded two-bedroom, traditional driveway terraced home. This property has been finished to a good standard throughout, offering comfortable and modern living accommodation. The layout comprises an entrance hallway leading into a front lounge, rear lounge, a modern fitted kitchen. The first floor features two generously sized bedrooms and a contemporary bathroom. Additional benefits include gas central heating, double-glazed windows, and a neatly paved rear garden. Ideally situated in a sought-after residential area, this property provides convenient access to a wide range of local amenities, including shops, supermarkets, leisure and fitness facilities. Excellent public transport links and proximity to the M60/M62 motorway network ensure easy connectivity to surrounding areas.

