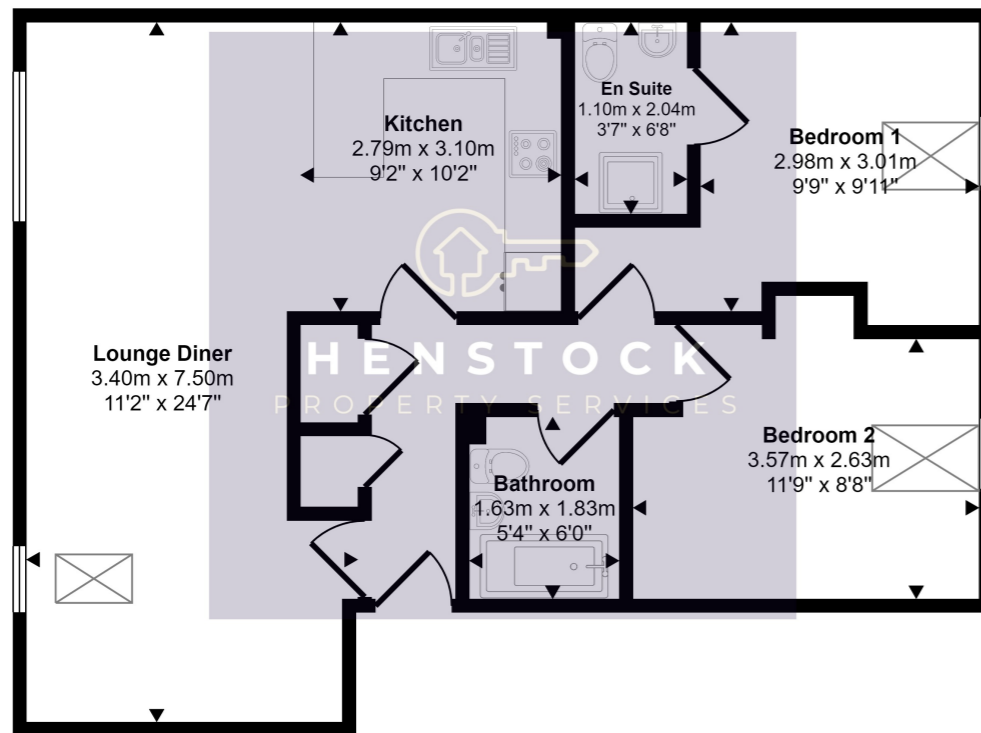




**HENSTOCK**  
PROPERTY SERVICES

Approx Gross Internal Area  
65 sq m / 700 sq ft



Floorplan

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Flat 9 Higher Fold, Stanycliffe Lane, Middleton, Manchester, Lancashire M24 2UT

- 2 BEDROOMED 2nd FLOOR APARTMENT
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- COMMUNAL PARKING AND GARDENS
- MASTER EN-SUITE SHOWER
- COUNCIL TAX BAND A
- EPC RATING C
- DEDICATED PARKING SPACE

**£130,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this modern 2 bedroomed 2nd floor apartment set on this popular and modern development. The accommodation briefly comprises; good sized entrance hallway with doors leading through to the living/dining room, modern fitted kitchen, 2 bedrooms (master en-suite shower room) and a 3 piece family bathroom. The property also benefits from gas central heating, double glazed windows and secure gated off road parking.

Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

## 2nd FLOOR

### Entrance

Communal entrance with intercom access. Private hallway with 2 built in storage spaces, single radiator.,

### Lounge/Dining Area

Open to kitchen, patio doors overlooking greenspace and woodland beyond. Lounge area with oak effect laminate flooring, velux roof window, dining space, 2 double radiators.

### Kitchen Area

Open to lounge and dining area. central island, modern oak units, grey marble style worktops, built in single electric oven, 4 ring gas hob, extractor, integral fridge / freezer, dishwasher, oak effect laminate flooring.

### Bedroom 1

Velux style window to front, single radiator.

### En-Suite

Shower room with double walk in shower with wall mounted mixer shower, folding doors, close coupled w.c, sink, part tiled walls, extractor, single radiator.

### Bedroom 2

Velux style window to front, single radiator.

### Bathroom

Modern white suite comprising; bath, close coupled w.c, sink, part tiled walls, double radiator.

