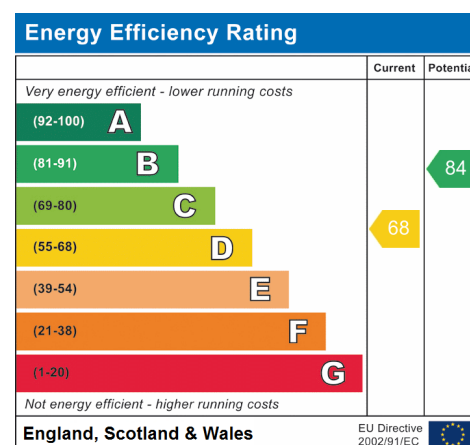


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



HENSTOCK
PROPERTY SERVICES



**94 Whalley Road, Middleton, Manchester,
Lancashire M24 6FS**

- 2 BED SEMI DETACHED
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- LARGE LAWNED GARDEN TO REAR
- IMMACULATE INTERIOR
- COUNCIL TAX BAND A
- FREEHOLD

Offers in Excess of £179,950



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this very well presented 2 bedroomed semi-detached family home. The accommodation briefly comprises; entrance hallway, lounge, modern fitted kitchen, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows and a pleasant garden to 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

1.66m x 1.49m (5' 5" x 4' 11") Hallway

Lounge

3.29m x 4.64m (10' 10" x 15' 3") views to rear and front, wall inset coal effect gas fire, double radiator.

Kitchen

3.7m x 4.65m (12' 2" x 15' 3") into recess, modern cream shaker style units with marble effect worktops, built in single electric oven, ceramic hob, extractor, 1 1/2 bowl stainless steel sink with chrome mixer tap, part tiled walls, spotlights, patio doors to rear garden, single radiator.

FIRST FLOOR

Bedroom 1

3.33m x 4.67m (10' 11" x 15' 4") dual aspect views to front and rear, built in wardrobes, 2 single radiators.

Bedroom 2

3.86m x 2.88m (12' 8" x 9' 5") L shaped into recess, built in storage, single radiator.

Bathroom

1.77m x 1.66m (5' 10" x 5' 5") modern white suite comprising; bath with over bath flexi hose mixer tap shower, glass folding screen, close coupled w.c, sink, part tiled walls, spotlights, single radiator.

Exterior

Front garden area - block paved central path with feature stoned sides.

Rear garden - block paved path, stone chipped covered patio, good sized lawn.

