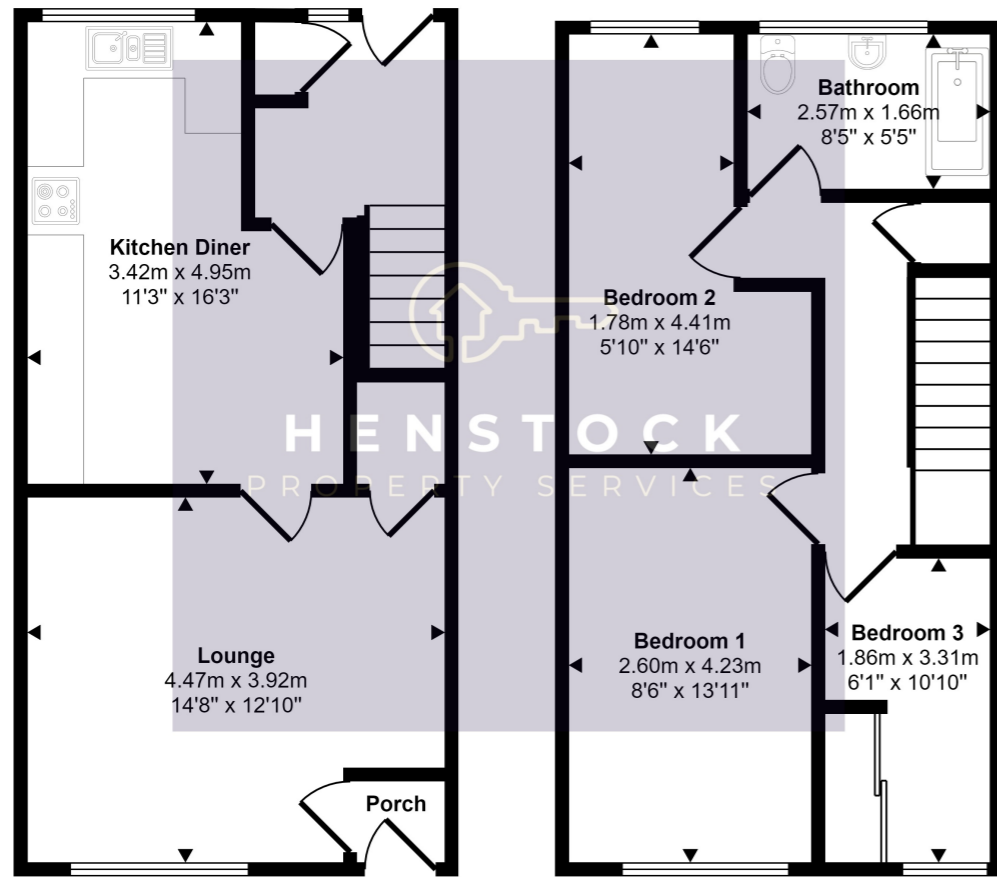


Approx Gross Internal Area
81 sq m / 875 sq ft



Ground Floor
Approx 41 sq m / 441 sq ft

First Floor
Approx 40 sq m / 434 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.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 90 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 70 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



HENSTOCK
PROPERTY SERVICES



75 Wood Street, Middleton, Manchester, Lancashire M24 4BJ

- 3 BEDROOMED MID TERRACE
- FREEHOLD
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZED WINDOWS

£160,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed mid terraced family home. The living accommodation briefly comprises; entrance vestibule into lounge, fitted kitchen/diner, 3 upper floor bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows and a pleasant rear garden. Ideally situated in this popular spot 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

Vestibule leading into lounge.

Lounge

views to front, oak effect laminate flooring, under stair storage, double radiator.

Kitchen/Diner

L shaped, modern grey units with woodgrain worktops, Asterite sink, chrome mixer tap, part tiled walls, tiled floor, space for dining suite, plumbed for washer, double radiator.

Rear Corridor

Leading to stair and rear garden, double radiator.

UPPER FLOOR

Bedroom 1

Views to front, single radiator.

Bedroom 2

L shaped, single radiator.

Bedroom 3

Views to front, oak effect laminate flooring, single radiator.

Bathroom

Modern suite comprising; bath with central mixer tap, flexi hose shower attachment, period style sink, close coupled w.c, fully tiled walls, tiled floor, single radiator.

Exterior

Front garden - central paved area.

Rear garden area - paved with gate to communal parking to rear.

