



OFFERS OVER

**£350,000**

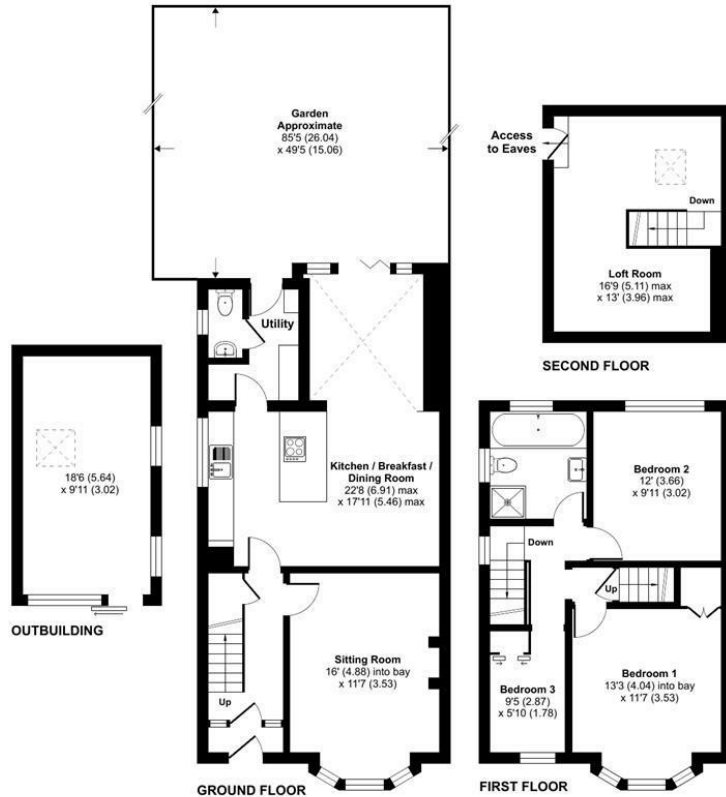
**Simister Lane**

Middleton, M24 4SJ

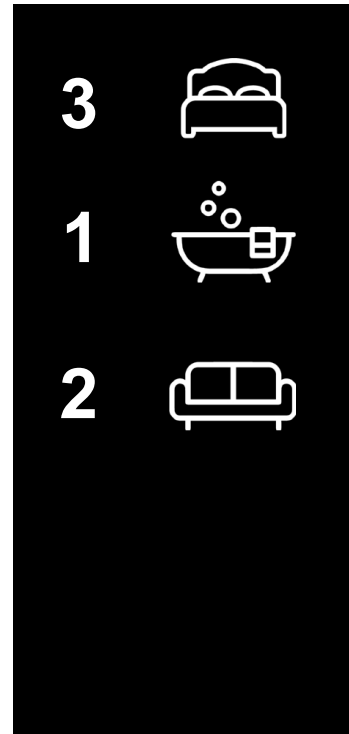


## Simister Lane, Middleton, Manchester, M24

Approximate Area = 1373 sq ft / 127.5 sq m  
 Outbuilding = 183 sq ft / 17 sq m  
 Total = 1556 sq ft / 144.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for The Agency UK (No Credit). REF: 1039685.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | 53                      |           |
|   | EU Directive 2002/91/EC |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**  
 24 Mountbatten Close  
 Unsworth  
 Bury  
 BL9 8PU

**OFFICE DETAILS**  
 01617061915  
[info@atobeeproperty.com](mailto:info@atobeeproperty.com)