

# Hollin Lane

Middleton M24 5LD



This fabulous mid 19th Century cottage is situated in a wonderful location. Internally, the property comprises of kitchen/diner and lounge to the ground floor and 2 generous bedrooms with a fitted bathroom to the first floor. There is a large rear garden rented from the council. This truly charming characteristic property is well presented throughout and is offered for sale at a competitive price and early viewing comes highly recommended to appreciate the opportunity of the accommodation on offer.

**Asking Price £160,000**

**Head Office** - 122 Yorkshire Street  
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**Middleton Office** – 13 Long Street  
Middleton  
M24 6TE  
Tel : (0161) 643 0777

## **THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

### **Ground Floor**

PORCH

LOUNGE

KITCHEN/DINER

### **First Floor**

LANDING

MASTER BEDROOM

BEDROOM TWO

BATHROOM

### **Externally**

The property benefits from a courtyard to the front and a large rear garden with the majority of the land rented as garden space from the council.



## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL MIDDLETON



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