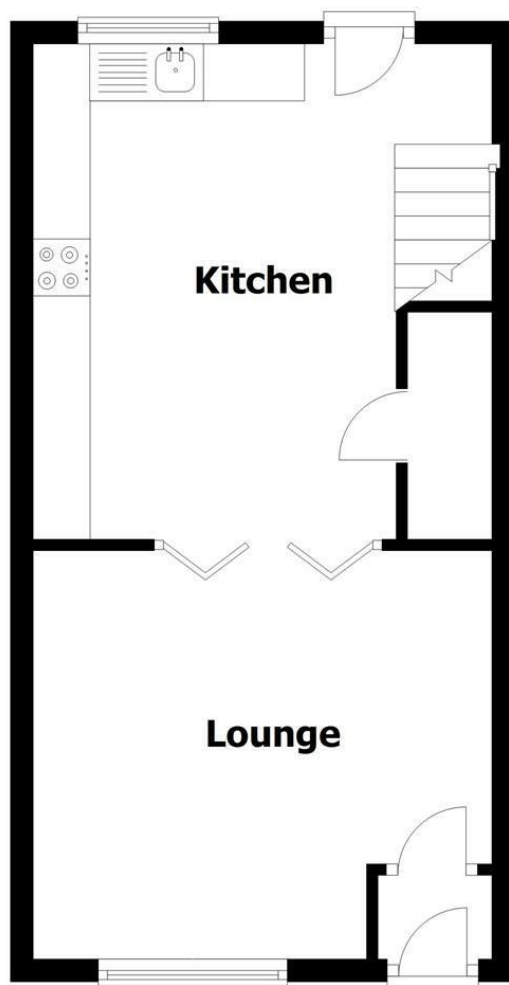
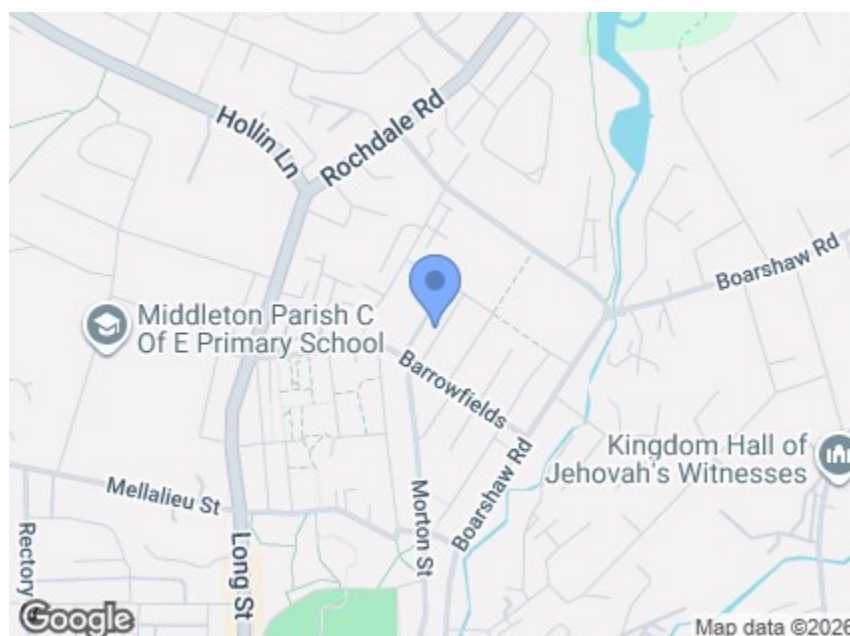
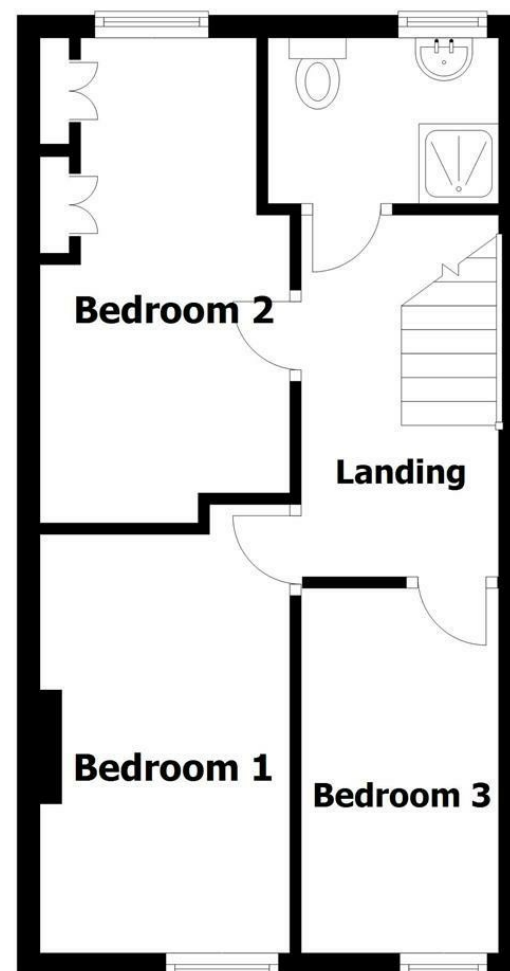


## Ground Floor

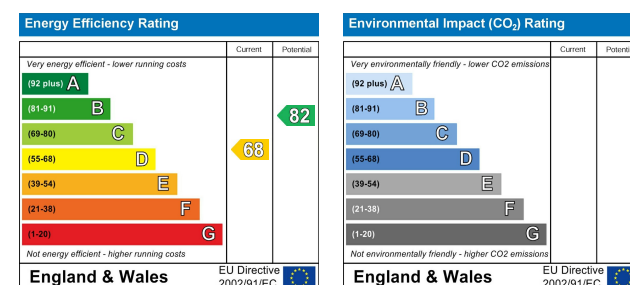


## First Floor



### Directions

Postcode - M24 6BE What three words -  
///skip.crisis.tooth



## 23 West Street

Middleton, Manchester, M24 6BE

**£160,000**



- Three-bedroom mid-terrace property
- Spacious lounge and fitted dining kitchen
- Low-maintenance rear garden with decking and artificial lawn
- Ideal for investors or first-time buyers alike
- Available with tenant in situ (8.7% gross yield) or vacant possession
- Modern wet room style bathroom
- Well presented throughout and ready to occupy
- Tenure - Leasehold, Council Tax - Rochdale band A, EPC rated D



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# 23 West Street

## Middleton, Manchester, M24 6BE

Situated on a popular residential street, 23 West Street is a well-presented three-bedroom mid-terrace property offering a fantastic opportunity for both investors and owner-occupiers alike. The property is available with a tenant in situ generating 6.5% gross yield, or with vacant possession, providing flexibility to suit a range of buyers.

The ground floor comprises a bright and spacious lounge to the front, leading through to a generous fitted dining kitchen with ample storage, worktop space and access to the rear garden. Upstairs, the first floor offers three bedrooms, including two doubles and a third single room, along with a modern wet room style bathroom.

Externally, the property benefits from a low-maintenance rear garden featuring a decked seating area, artificial lawn and useful storage, ideal for both tenants and homeowners. Well maintained throughout, this home is ready to move into or continue letting without delay.

Conveniently located close to local amenities, schools and transport links, the property offers strong rental appeal and practical family living in equal measure.

### Entrance

Front door opens into an entrance vestibule, with an inner door opening to the lounge.

### Lounge

13'9 x 11'9 (4.19m x 3.58m)  
With a front facing UPVC window, ornate coving and centre ceiling rose, feature fireplace with gas fire, radiator, TV point, telephone point and power points. Folding French doors open into the kitchen.



### Kitchen

14'3 x 13'2 (4.34m x 4.01m)  
With a rear facing UPVC window, tile effect flooring, under stairs cupboard, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, inset 1.5 sink and drain unit, gas cooker with extractor hood included, plumbing for a washing machine, space for a fridge freezer, stairs ascending to the first floor and UPVC door opening onto the decking area.



### First Floor Landing

With power points and access to the loft.

### Bedroom One

11'9 x 7'3 (3.58m x 2.21m)  
With a front facing UPVC window, laminate wood effect flooring, radiator and power points.



### Bedroom Two

13' x 7'2 (min 4'4 to robes) (3.96m x 2.18m (min 1.32m to robes))  
With a rear facing UPVC window, fitted wardrobes, radiator and power points.



### Bedroom Three

10'6 x 5'9 (3.20m x 1.75m)  
With a front facing UPVC window, laminate wood effect flooring, radiator and power points.



### Wet Room

6'3 x 4'9 (1.91m x 1.45m)  
Fully tiled with a rear facing UPVC window, extractor fan, electric shower, low flush WC and hand wash basin.



### Rear Garden

An enclosed low maintenance garden featuring a decked seating area, an area of faux lawn and a good size storage shed.

