



 **2**
Bedrooms

 **1**
Bathroom



C & R City are pleased to bring to the market this spacious, two double bedroom end of terrace property. The property comprises of an entrance porch, lounge and dining kitchen to the first floor and two double bedrooms and a bathroom to the second floor. Externally there is a front and spacious rear garden and the added benefit of a detached garage. Butterworth Street is situated off Grimshaw Lane, offering easy access to local amenities and transport links, including the motorway network. The property would make an ideal first time purchase or buy to let investment. The property is currently tenanted at £750pcm.

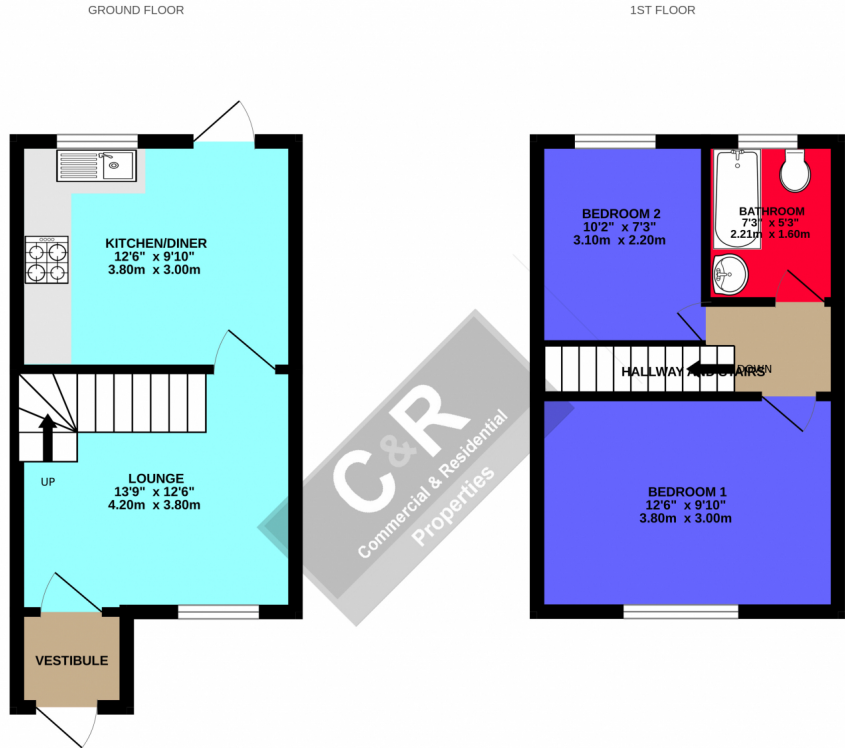
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Lounge 4.20m x 3.80m (13.78ft x 12.47ft)

Dining Kitchen 3.00m x 3.80m (9.84ft x 12.47ft)

Bedroom One 3.30m x 3.80m (10.83ft x 12.47ft)

Bedroom Two 3.10m x 2.20m (10.17ft x 7.22ft)



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Butterworth Street, Middleton, M24

