mcgowan homes

1054 Middleton Road, Chadderton

- Well Presented Two Bed Garden Terraced
- Gas Central Heating / Double Glazed Windows
- Lounge / Separate Dining Room And Kitchen
- FOUR Piece Bathroom Suite
- Walled Front Garden / "Astroturf" Rear Garden

Offers In Excess Of £200,000

A very well presented two bed mid terraced with walled front garden and an enclosed "Astroturf" lawned garden to the rear. Briefly comprising of gas central heating, uPVC double glazed windows, vestibule entrance, lounge, separate dining room and kitchen to the rear. The first floor affords two good sized bedrooms and a large four piece bathroom suite. Externally to the front is a walled front garden and to the rear a pleasant "Astroturf" enclosed garden. Conveniently situated for access to local shops and amenities, transport links and ideally placed for access to the M60 motorway network.

GROUND FLOOR

VESTIBULE
Vestibule entrance with open access to...

LOUNGE
4.33 x 3.53 (14'2" x 11'6")
Front aspect with feature fire surround, coved ceiling, picture rail, wall mounted TV point, laminated wooden flooring and two radiators.

DINING ROOM
4.30 x 3.55 (14'1" x 11'7")
Rear aspect with laminated wooden flooring, under stair storage cupboard and radiator. Open access to...

KITCHEN
3.70 x 2.94 (12'1" x 9'7")
Rear aspect with a range of wall and base units incorporating a small breakfast bar, stainless steel sink, gas hob with stainless steel extractor above, built in electric oven, space and plumbing for an automatic washing machine and dishwasher, laminate wood effect flooring, spot lights and radiator. Access to rear garden.

FIRST FLOOR

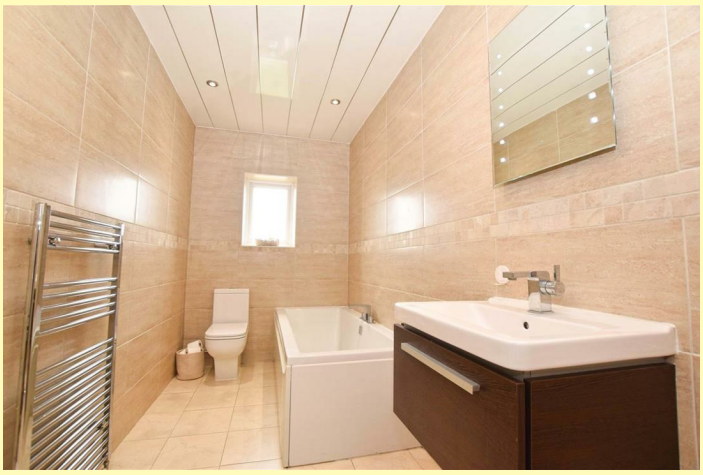
BEDROOM ONE
4.34 x 3.57 (14'2" x 11'8")
Front aspect with built in fitted cupboard, picture rail, carpet flooring and radiator

BEDROOM TWO
3.32 x 2.49 (10'10" x 8'2")
Rear aspect with carpet flooring and radiator.

BATHROOM

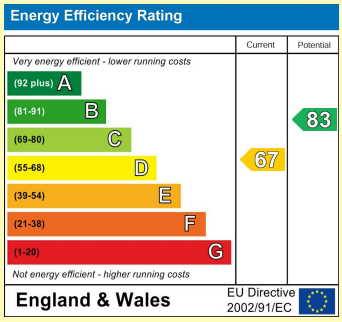
4.49 x 1.70 (14'8" x 5'6")

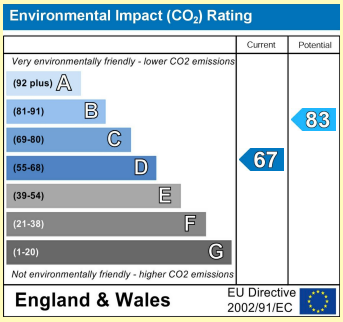
Four piece bathroom suite comprising of a bath, separate shower cubicle, vanity wash basin with fitted cupboard below, low level WC, fully tiled walls, tiled flooring, spot lights and heated towel rail.



OUTSIDE

Externally to the front is a walled front garden and to the rear a pleasant "Astroturf" enclosed garden.





PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.

2 BED MID TERRACED

TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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