

Dale Road  
Middleton M24 2NA



AN IMMACULATE, MODERN 3 BEDROOM END TERRACED FAMILY HOME  
WITH SOUTH WEST FACING LARGE REAR GARDEN AND NO ONWARD CHAIN



This exceptional 3 bedroomed end terraced house is situated in a highly sought after location in Middleton, in close proximity to the M60, M62 and M66 motorways, with all the usual local amenities available nearby. The property is exceptionally well presented throughout, benefiting from a gas fired central heating system, double glazed windows, luxurious kitchen, 3 generous sized bedrooms and a family bathroom. There is a front driveway providing off street parking and a pleasant SOUTH WEST facing garden to the rear. The property has been competitively priced and early viewing comes highly recommended.

**VIEWING STRONGLY RECOMMENDED TO APPRECIATE THE CALIBRE  
OF THE ACCOMMODATION ON OFFER - NO CHAIN**

**OFFERS INVITED IN EXCESS OF £175,000**

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Lancashire  
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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**

#### **ENTRANCE HALLWAY**

#### **LOUNGE – 4.4 x 4.1 metres**

A spacious and exceptionally well presented main reception room with laminate flooring

#### **KITCHEN – 5.9 x 2.5 metres**

A range of modern wall and base units with complementary wooden work surfaces, stainless steel sink unit, laminate flooring, part tiled walls and open archway leading through to the dining room

#### **DINING ROOM – 5.4 x 2.6 metres**

Single story extension with double French doors leading out into the rear garden, ceiling skylights

### **First Floor**

#### **LANDING**

#### **MASTER BEDROOM – 3.3 x 4.1 metres**

Well presented double master bedroom with fitted carpet

#### **BEDROOM TWO – 3.3 x 2.5 metres**

Second well presented double bedroom with fitted carpet

#### **BEDROOM THREE - 2.5 x 3.2 metres**

Well presented third bedroom with fitted carpet

#### **BATHROOM – 2.4 x 1.6 metres**

Panelled bath with shower above, low level wc, fitted wash hand basin, tiled walls and flooring with heated hand towel rail

### **Externally**

The property benefits from a private driveway to the front of the property and a large south west facing rear garden with decking and lawned area







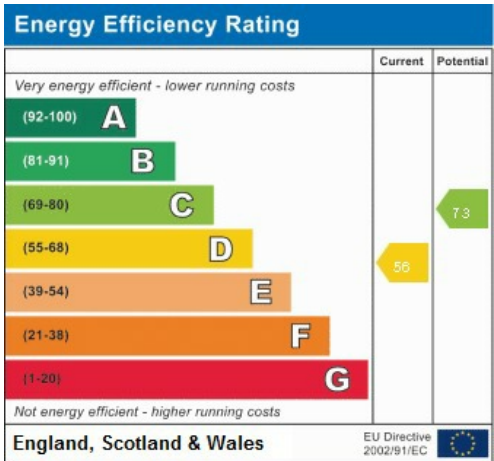
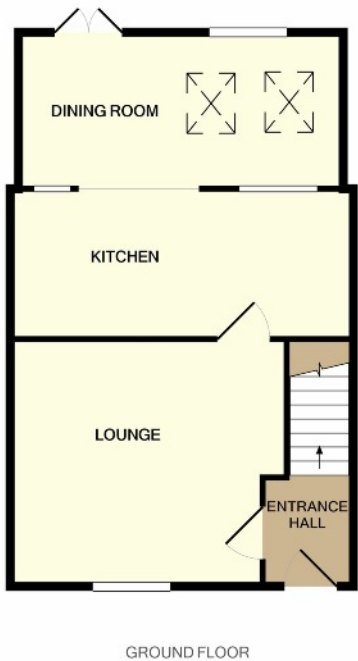
Council Tax Band

We are advised that the property is assessed in Council Tax Band A

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

This well proportioned terraced house is situated in an established residential area, convenient for all the usual local amenities



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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