

Bentley Avenue 41
Middleton M24 2RQ



AN IMMACULATE 3 BED, EXTENDED SEMI DETACHED HOUSE
SITUATED IN A SEMI RURAL AREA WITH OPEN ASPECT TO THE REAR



The subject property is situated in the popular residential area of Middleton, with all the usual local amenities available nearby. At ground floor level there is a lounge, a large modern fitted dining/kitchen, utility room and conservatory. At first floor level, 3 bedrooms and a stylish four piece bathroom. The property benefits from a gas fired central heating system, double glazed windows and immaculately maintained gardens to front and rear with open aspects. The property is offered for sale at a competitive price and early viewing comes highly recommended.

VIEWING STRONGLY RECOMMENDED TO APPRECIATE THE EXTENT
AND CALIBRE OF THE ACCOMMODATION AND PLOT ON OFFER

ASKING PRICE £220,000

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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 PORCH

LOUNGE – 5.4 x 4 metres reducing to 3.1 metres (17'8 x 13'1" reducing to 10'2")

A well presented and spacious open plan reception room, laminate flooring, half bay window, feature grey Anthracite Vertical Designer radiators, open beams and spotlights to the ceiling

KITCHEN/DINER – 5.4 metres reducing to 2.4 x 4.8 metres reducing to 3.3 metres

Modern fitted kitchen with a range of cream gloss wall and base units with complementary wood effect work surfaces. One and a half drainer ceramic feature sink with a spray adjustable mixer tap, oven, induction hob and extractor fan, laminate flooring, grey Anthracite Vertical Designer radiator and double French patio doors leading to conservatory

CONSERVATORY – 2.6 x 4.2 metres (8'6" x 13'9")

Double French patio doors leading to patio area in garden, laminate flooring and lovely views to the open aspect of the rear of the property

UTILITY ROOM – 1.9 x 1.9 metres (6'2" x 6'2")

Laminate flooring and plumbing for a washer and a dryer

First Floor

LANDING

MASTER BEDROOM – 3.4 x 3.2 metres (11'1" x 10'6")

A well presented double master bedroom, half bay window, fitted carpet, grey Anthracite Vertical Designer radiator and fitted wardrobes

BEDROOM TWO - 3.1 x 3.5 metres (10'2" x 11'5")

A second well presented double bedroom, laminate flooring and stunning views to the rear

BEDROOM THREE – 1.8 x 2.3 metres (5'10" x 7'6")

A third well presented bedroom, fully carpeted with fitted wardrobe

BATHROOM – 2.1 x 2.2 metres (6'10" x 7'2")

A large well presented modern bathroom suite with low level wc, vanity sink unit, slipper bath, corner shower unit, laminate flooring and part tiled walls

Externally

There is a well maintained landscaped front garden with Indian stone pathway leading to the front door. To the rear of the property lies a large rear garden with stone patio area, decked area, garden shed and stunning outlook into open countryside



Council Tax Band

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

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

The property is situated in Middleton, within easy access of both Manchester and Middleton Town Centre's



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