

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**

**Head Office** - 122 Yorkshire Street  
ROCHDALE  
Lancashire  
OL16 1LA  
Tel : (01706) 653214

**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 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



W: [www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) E: [sales@barton-kendal.co.uk](mailto:sales@barton-kendal.co.uk)

Barton Kendal For themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1<sup>st</sup> March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification