

Higher Fold
Stannycliffe Lane, Middleton M24 2UT



A HIGHLY SOUGHT AFTER AND EXCEPTIONALLY WELL PRESENTED
TWO BEDROOM TOP FLOOR LUXURY APARTMENT
IDEAL FOR A FIRST TIME BUYER AND SOLD WITH NO ONWARD CHAIN



BARTON KENDAL are delighted to offer this attractive and well presented 2 double bedroom top floor apartment is in a private community with electric wrought iron gateway, large communal gardens and dedicated double parking spaces. The property itself provides well proportioned accommodation with excellent commuter links to Manchester City centre, M62 and M66 motorway junctions. The property benefits from quality fixtures and fittings throughout with modern fitted kitchen and modern bathroom facilities, with gas central heating to all rooms and double glazed windows with a luxury Juliet balcony and stunning views. The property is offered for sale at a competitive price and early viewing comes highly recommended.

**VIEWING STRONGLY RECOMMENDED - COMPETITIVELY PRICED
IMMACULATELY PRESENTED PROPERTY**

OFFERS IN EXCESS OF £145,000

To view this property contact:

122 Yorkshire Street - Rochdale - OL16 1LA. T:01706 65 32 14. www.barton-kendal.co.uk - sales@barton-kendal.co.uk

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).

LOUNGE – 6.0 x 7.4 metres (19'8" x 24'3")

A spacious and well presented main entertaining room, carpeted, feature Juliet balcony, skylight, stunning views over woodland, open plan to kitchen/diner

KITCHEN/DINER – 3.2 x 3.1 metres (10'6" x 10'2")

a kitchen area comprising modern wall and base units with complementary work surfaces, 1 ½ drainer stainless steel sink unit, integrated oven, hob, extractor fan, part tiled walls

MASTER BEDROOM – 3.1 x 3.1 metres (10'2" x 10'2")

A well presented double master bedroom with feature skylight

MASTER EN-SUITE - 1.1 x 1.9 metres (3'7" x 6'2")

Shower cubicle, low level wc and wash hand basin

BEDROOM TWO – 3.4 x 2.7 metres (11'1" x 8'10")

Second double bedroom with feature skylight

BATHROOM – 1.7 x 2.0 metres (5'6" x 6'6")

Panelled bath, pedestal wash hand basin, low level wc - modern matching suite in white

Externally

The property benefits from a private communal area with electric gates for access, dedicated double parking spaces and a large communal grassed area/garden with surrounding countryside.

Service Charge

We have been advised that there is a service charge with a payment of around £95 per month.



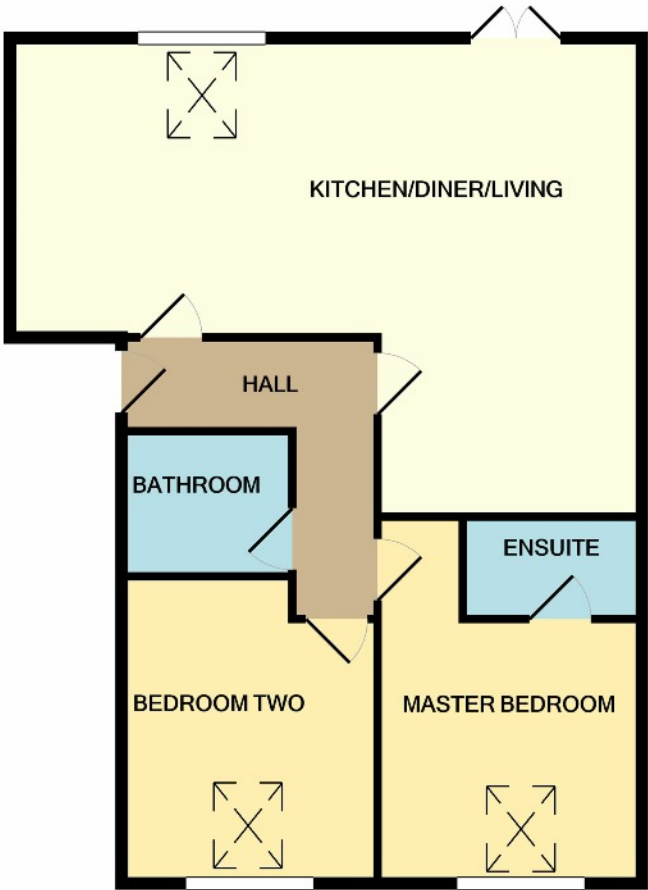
Council Tax Band

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

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

The subject property is situated in a popular residential area, convenient for all the usual local amenities including shops, schools, public transport and entertainment facilities etc.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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Due to a change in the legislation as from 1st 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