

Cauldale Close
Middleton M24 5SU



A FABULOUS, 3 STOREY 3 BEDROOMED MID TOWN HOUSE
PROVIDING SPACIOUS FAMILY ACCOMMODATION AND OFFERED
ON THE MARKET WITH NO CHAIN



This wonderful property provides extensive family accommodation with quality fixtures and fittings throughout and benefits from a gas fired central heating system, new double glazed windows, downstairs wc, 2 bathrooms, 3 well proportioned bedrooms, private parking driveway, integral garage, landscaped rear garden and modern intelligent hive systems to lighting, alarms and heating. The property is offered for sale at a competitive price and viewing is strongly recommended.

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

ASKING PRICE £250,000

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 HALLWAY

DOWNSTAIRS WC

Low level wc and wash hand basin

KITCHEN / DINER - 4.5 x 3.2 metres reducing to 2.5 metres (14'9" x 10'6" reducing to 8'2")

Exceptionally well presented Kitchen/Diner with modern wall and base units, featuring complementary worktops, integrated oven, hob and extractor fan, One and a half drainer stainless steel sink unit, part tiled walls, tiled flooring, LED spotlights to ceiling and double French patio doors leading to rear garden

INTEGRAL GARAGE

First Floor

LANDING

LOUNGE - 4.5 x 3.4 metres (14'9" x 11'1")

Well presented main reception room with laminate flooring

BEDROOM THREE - 2.7 x 2.8 metres (8'10" x 9'2")

Well presented bedroom with fitted carpet

EN-SUITE SHOWER ROOM

Shower cubicle, low level wc, wash hand basin, partially tiled walls, tiled flooring

Second Floor

LANDING

MASTER BEDROOM – 4.6 x 3.4 metres (15'1" x 11'1")

Well presented double master bedroom with modern fitted grey carpet

BEDROOM TWO - 4.6 x 2.7 metres (15'1" x 8'10")

Second well proportioned double bedroom with fitted carpet

BATHROOM - 2.6 x 2.4 metres (8'6" x 7'10")

Stunning newly installed bathroom suite with panelled bath including shower attachment, vanity low level wc and wash hand basin, complementary fitted cupboards, part tiled walls, laminate flooring and heated hand towel rail

Externally

The property benefits from a private parking driveway to the front leading to an integral single garage. To the rear is a stunning landscaped garden with decking area, childrens slide, artificial grass and storage shed with patio doors



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

This fabulous property is situated in a popular cul-de-sac position, conveniently positioned for access to all the usual local amenities and motorway network

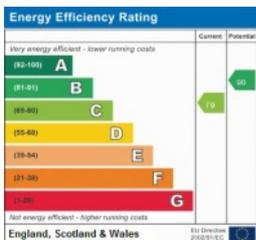
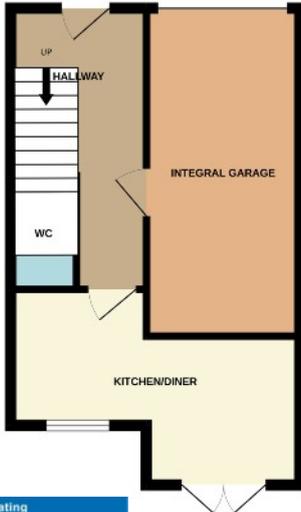


GROUND FLOOR



1ST FLOOR

2ND FLOOR



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.
Made with Metropix ©2022

W: www.barton-kendal.co.uk E: 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 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