

Exeter Court Middleton M24 5TX



**A WELL PRESENTED 2 BEDROOMED FIRST FLOOR LUXURY APARTMENT
WITH JULIET BALCONY OVERLOOKING STUNNING COMMUNAL GARDENS
AND EXTERNAL GARAGE**



This attractive and well presented 2 bedroomed first floor apartment is in a private community with large communal gardens, ample parking spaces and single garage included. The property itself provides well proportioned accommodation with excellent commuter links to Manchester City centre and the 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 with views over the communal gardens. The property is offered for sale at a competitive price and early viewing comes highly recommended.

**VIEWING STRONGLY RECOMMENDED
COMPETITIVELY PRICED - NO CHAIN**

ASKING PRICE £110,000

Head Office - 122 Yorkshire Street
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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

COMMUNAL ENTRANCE with intercom system

First Floor

ENTRANCE HALLWAY

MASTER BEDROOM – 3.0 x 3.5 metres (9'10" x 11'5")

Well presented double master bedroom with fitted wardrobes

BEDROOM TWO – 2.9 x 4.3 metres reducing to 3.5 metres (9'6" x 14'1" reducing to 11'5")

Second well presented double bedroom

LIVING ROOM – 4.9 x 6.4 metres (to bay) (16' x 21')

Stunning main reception room with feature bay window and Juliet balcony with views over communal gardens and archway leading to kitchen

KITCHEN – 2.0 x 2.5 metres (6'6" x 8'2")

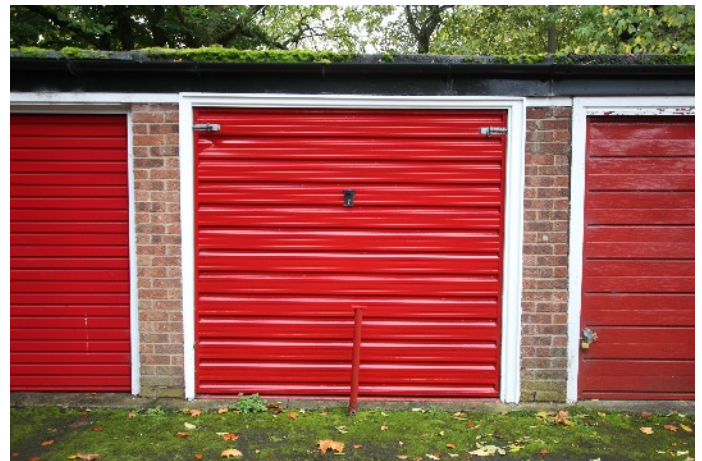
Single drainer stainless steel sink unit, range of modern wall and base units with complementary wooden work surfaces, hob and part tiled walls

BATHROOM – 1.9 x 2.9 metres (6'2" x 9'6")

Panelled easy access bath unit with shower attachment, tiled walls, low level wc and pedestal wash hand basin

Externally

The property benefits from ample parking, stunning communal garden areas and single garage



Council Tax Band

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

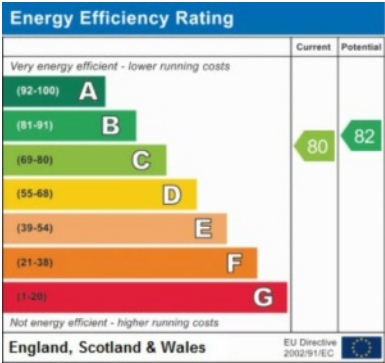
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

The 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.



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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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