

Castlerigg Drive  
Middleton M25 4LY



A WELL PRESENTED THREE BEDROOMED END TERRACED HOUSE  
WELL PRESENTED WITH PRIVATE PARKING AND LARGE REAR GARDEN



The subject property is situated in the popular residential area of Middleton, with all the usual local amenities available nearby and providing excellent commuter links to Manchester City Centre and beyond. The property is well presented and comprises a lounge, modern fitted kitchen and utility room. At first floor level, there are three large bedrooms, a shower room and separate wc. The property benefits from a gas fired central heating system, double glazed windows and spacious gardens to the rear and a driveway to the front. The property is offered for sale at a competitive price with no onward chain and early viewing comes highly recommended.

EXCELLENT FIRST TIME BUYER OPPORTUNITY  
EARLY VIEWING HIGHLY RECOMMENDED

**ASKING PRICE £139,950**

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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**

#### **ENTRANCE HALLWAY**

#### **LOUNGE – 3.4 x 5.8 metres (11'1" x 19'0")**

A well presented main reception room with feature fireplace and gas fire

#### **KITCHEN – 3.5 x 2.9 metres (11'5" x 9'6")**

A fitted kitchen comprising a range of modern wall and base units with complementary work surfaces and part tiled walls

#### **UTILITY ROOM – 2.5 x 2.7 metres reducing to 1.7 metres (8'2" x 8'10" reducing to 5'6")**

### **First Floor**

#### **LANDING**

#### **MASTER BEDROOM – 3.3 x 3.4 metres (10'9" x 11'1")**

A well presented double master bedroom with stunning fitted wardrobes

#### **BEDROOM TWO – 2.5 x 3.9 metres (8'2" x 12'9")**

A second double bedroom

#### **BEDROOM THREE – 2.6 x 2.3 metres (8'6" x 7'6")**

A well presented third bedroom

#### **SHOWER ROOM – 1.7 x 1.5 metres (5'6" x 4'11")**

A walk in wet room with electric shower, tiled walls and pedestal wash hand basin

#### **WC**

Low level wc

### **Externally**

The property benefits from off road parking to the front and has a large rear lawned garden



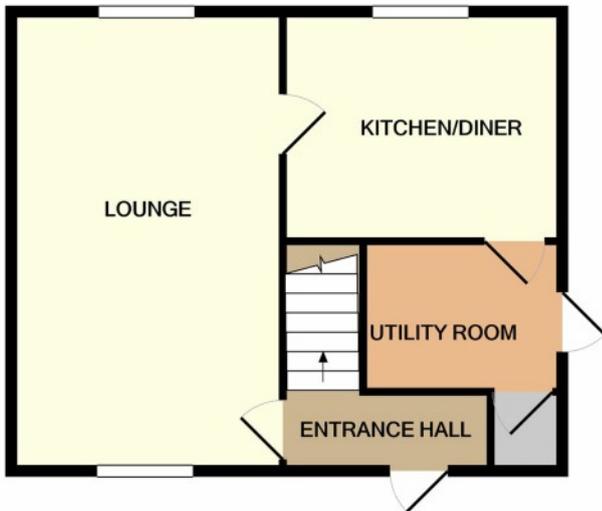
## Council Tax Band

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

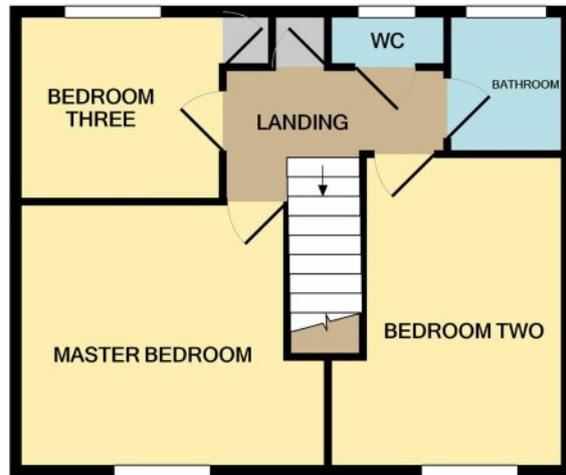
## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

## LOCATION

This wonderful family home is situated in an established residential area, conveniently positioned for access to all the usual local amenities



GROUND FLOOR



1ST FLOOR

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

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