

Brownrigg Close  
Middleton M24 4BU



A MODERN 2/3 BEDROOMED DETACHED FAMILY HOME  
WITH LARGE CONSERVATORY AND OPEN ASPECT TO THE REAR



This exceptional 2/3 bedroomed detached house is situated in a quiet cul-de-sac position, enjoying stunning views to the rear, with all the usual local amenities available nearby. The property is extremely well presented internally and benefits from a gas fired central heating system, double glazed windows, a large rear conservatory and modern kitchen and bathroom fittings. There is a front driveway providing off street parking and pleasant gardens to the rear with a decked patio area. The property has been competitively priced and early viewing comes highly recommended.

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

ASKING PRICE £179,950

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**

#### **LOUNGE – 4.6 metres reducing to 3.7 x 4.8 metres (15'1" reducing to 12'1" x 15'9")**

A well presented main reception room with laminate flooring and double French doors leading through to the rear conservatory

#### **KITCHEN – 3.4 x 2.4 metres (11'1" x 7'10")**

1 ½ bowl stainless steel sink unit, range of modern wall and base units with complementary work surfaces, built in oven, hob and extractor hood, part tiled walls and tiled flooring

#### **WC**

Low level wc and wash hand basin

#### **CONSERVATORY - 6.3 x 3.6 metres (20'8" x 11'9")**

A well presented large second reception room with double French doors leading out into the rear garden and stunning views over the surrounding countryside

### **First Floor**

#### **LANDING**

#### **MASTER BEDROOM – 4.6 x 3.9 metres reducing 2.8 metres (15'1" x 12'9" reducing to 9'2")**

A well presented, large double master bedroom (originally 3 bedrooms) with fitted wardrobe and stunning views over the surrounding countryside

#### **BEDROOM TWO – 4.2 x 2.6 metres (13'9" x 8'6")**

A second double bedroom with fitted wardrobe

#### **BATHROOM – 2.7 x 1.9 metres (8'10" x 6'2")**

Panelled bath with shower above, pedestal wash hand basin, low level wc - modern matching suite and part tiled walls

### **Externally**

The property benefits from a private driveway to the front and a well presented decked rear garden with views over the surrounding countryside and a large storage shed to the side of the property



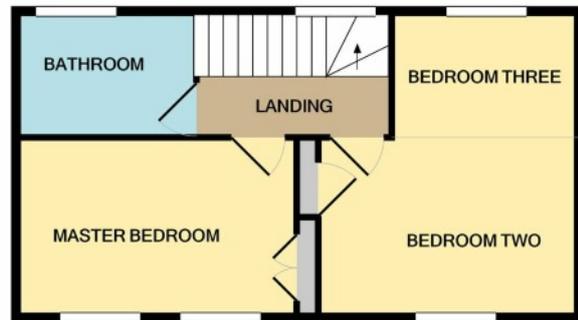
## Council Tax Band

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

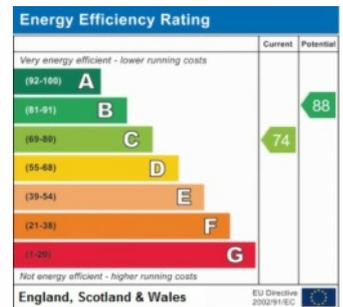
## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

### LOCATION

The subject property is situated in a quiet infill development of similar, modern detached houses and town houses, backing onto the Golf Course with all the usual local amenities available nearby.



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  
Made with Metropix ©2020

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