

Cypress Street
Middleton M24 2HF



AN IMMACULATE 2 BEDROOMED SEMI DETACHED HOUSE
SITUATED ON A LARGER THAN AVERAGE PLOT



The subject property is situated in the popular residential area of Middleton, the house is ready to move into and perfect as a first time buyer property, with all the usual local amenities available nearby. At ground floor level there is a lounge and a modern fitted kitchen and at first floor level, 2 good sized bedrooms and a stylish modern bathroom. The property benefits from a gas fired central heating system, double glazed windows and well maintained gardens to both front, side and rear. The property is offered for sale at a competitive price and early viewing comes highly recommended.

**VIEWING STRONGLY RECOMMENDED
GARDENS TO FRONT, SIDE AND REAR**

OFFERSM INVITED IN EXCESS OF £165,000

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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

PORCH

LOUNGE – 3.7 x 4.3 metres

Well presented main reception room with modern grey carpet

KITCHEN/DINER – 3.7 x 2.7 metres

A modern fitted kitchen with a range of white gloss wall and base units with complementary work surfaces, single drainer stainless steel sink unit, integral oven, hob and extractor fan, integrated fridge, freezer and washer and tiled flooring

First Floor

LANDING

MASTER BEDROOM – 3.8 x 2.8 metres

Well presented double master bedroom

BEDROOM TWO – 2.7 x 3.3 metres reducing to 2.3 metres

Second well presented double bedroom with fitted wardrobe

BATHROOM – 1.8 x 1.9 metres

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

Externally

The property benefits from a well proportioned off road private driveway to the front, with a large lawned area leading down the side of the property and to the rear and a stunning patio area.



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

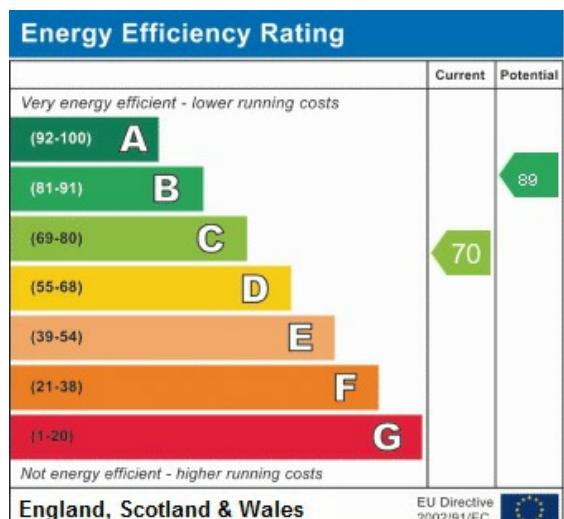
LOCATION

The property is situated in Middleton, within easy access of both Manchester and Middleton Town Centres



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

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