

Peach Bank House  
Tetlow Street, Middleton M24 1BG



## A WELL PRESENTED GROUND FLOOR TWO BEDROOMED

This Exceptionally well presented ground floor, two bedroom modern apartment benefits from an open plan lounge/fitted kitchen, 2 well proportioned bedrooms and a modern bathroom suite. The property backs on to Wince Brook and has parking spaces available to the front. The property is located within walking distance of Middleton Centre and has excellent commuter links to Manchester City Centre via the M62 and M66 motorway junctions. The subject property is offered for sale at a competitive price and early viewing comes highly recommended.

**VIEWING STRONGLY RECOMMENDED  
VACANT POSSESSION AVAILABLE - NO CHAIN**

**ASKING PRICE £120,000**

**Head Office** - 122 Yorkshire Street  
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Lancashire  
OL16 1LA  
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**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 – 3.5 x 5.1 metres**

Well presented main reception room with open archway to kitchen

##### **KITCHEN – 2.4 x 1.8 metres**

One and a half drainer sink unit, range of wall and base units with complementary worktops, oven, hob and extractor fan, tiled flooring and part tiled walls

##### **MASTER BEDROOM – 3.1 x 3.3 metres**

Well proportioned double master bedroom with feature fitted wardrobes

##### **BEDROOM TWO - 4.1 x 1.8 metres**

Second well proportioned bedroom

##### **BATHROOM – 2.4 x 2.1 metres**

Panelled bath, low level wc, pedestal wash hand basin, tiled flooring and tiled walls

### **Externally**

There is off street parking available and well maintained gardens



## Council Tax Band

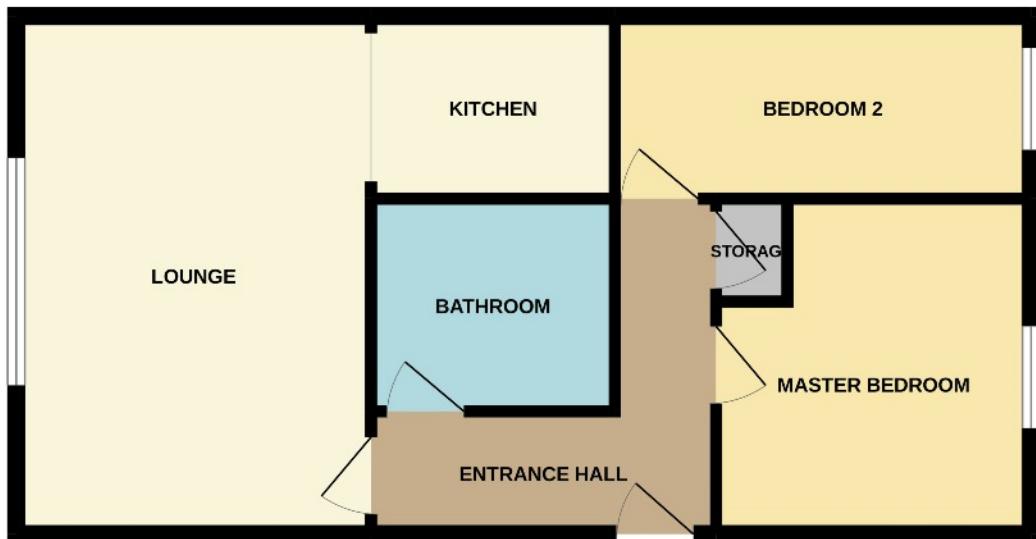
We are advised that the property is assessed in Council Tax Band A

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL**

## LOCATION

The subject property is situated in the popular residential area of Middleton, conveniently positioned for access to all the usual local amenities, including shops, schools, public transport and entertainment facilities etc.

GROUND 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. The plan is for illustrative purposes only and should be seen as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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