

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

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OL16 1LA
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Middleton Office – 13 Long Street
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M24 6TE
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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**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

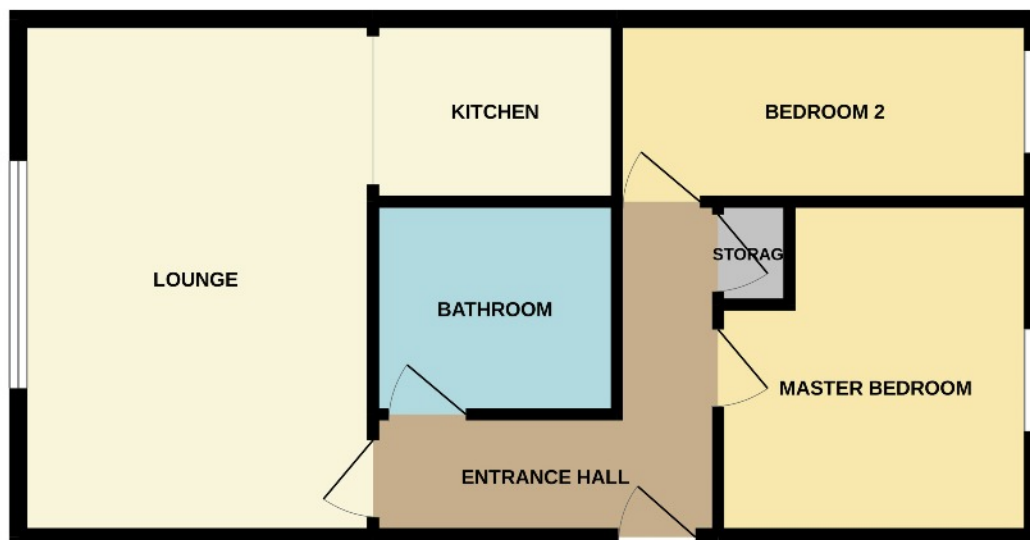
We are advised that the property is assessed in Council Tax Band A

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. 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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