

Windermere Road
Middleton Manchester M24 4LB



**A WELL PRESENTED THREE BEDROOMED TERRACED HOUSE
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 and a shower room. The property benefits from a gas fired central heating system, double glazed windows, 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
OFFERS IN EXCESS OF £140,000**

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 – 3.2 x 5.7 metres (10'6" x 18'8")

A well presented main reception room with feature fireplace

KITCHEN – 3.7 x 3.7 metres reducing to 2.4 metres (12'1" x 12'1" reducing to 7'10")

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

UTILITY ROOM – 1.8 x 2.5 metres (5'10" x 8'2")

First Floor

LANDING

MASTER BEDROOM – 4.1 x 3.0 metres (13'5" x 9'10")

A well presented double master bedroom with fitted wardrobes

BEDROOM TWO – 4.7 x 2.6 metres reducing to 1.7 metres (15;5" x 8'6" reducing to 5'6")

Well presented second double bedroom

BEDROOM THREE – 3.0 x 1.8 metres (9'10" x 5'10")

A well presented third bedroom

BATHROOM – 2.3 x 1.7 metres (7'6" x 5'6")

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

Externally

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



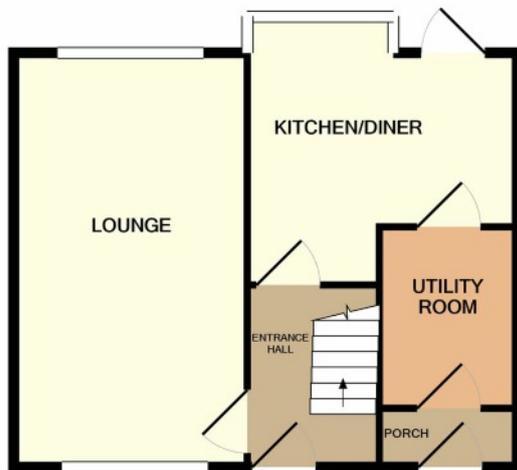
Council Tax Band

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

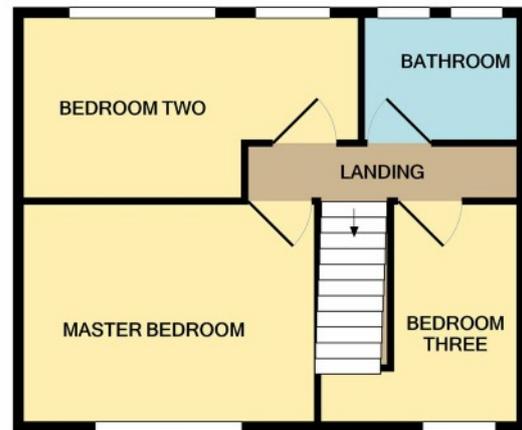
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

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 E: sales@barton-kendal.co.uk

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Due to a change in the legislation as from 1st 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