

Wood Street
Middleton M24 5QN



**A EXTENDED 3 BEDROOMED SEMI DETACHED FAMILY HOME
SITUATED ON A LARGER THAN AVERAGE CORNER PLOT WITH
LARGE DOUBLE DETACHED GARAGE**



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 large lounge, sitting room (with bar), wc, breakfast room, modern fitted kitchen, utility room and porch, At ground floor level. There are three large bedrooms and a shower room to the first floor. The property benefits from a gas fired central heating system, double glazed windows and is situated on a larger than average corner plot with spacious gardens to the front, side and rear with a large private parking, block paved driveway leading to a huge detached double garage. The property is offered for sale at a competitive price and early viewing comes highly recommended.

**EARLY VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE EXTENT OF THE
SIZE AND CALIBRE OF THE PROPERTY ON OFFER**

OFFERS INVITED IN EXCESS OF £265,000

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

WC

Low level wc and pedestal wash hand basin

LOUNGE – 4.2m x 7.6m (to bay)

Huge main reception room with feature fireplace and gas fire, bay window and double French doors leading to rear patio area

SITTING ROOM – 4.5m reducing to 4.1m x 4.1m

Second large reception room with feature bar area

BREAKFAST ROOM – 2.2m x 2.4m

Dining area with tiled flooring and open archway to kitchen

KITCHEN – 4.1m x 2.6m

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

REAR PORCH – 2.2m x 2.8m

UTILITY ROOM – 1.5m x 2.5m

First Floor

LANDING

MASTER BEDROOM – 4.5m reducing to 3.6m x 3.5m

Well presented and decorated double main reception room with feature fitted wardrobes

BEDROOM TWO - 4.5m reducing to 3.9m x 3.1m

Second well decorated double bedroom

BEDROOM THREE – 2.9m x 2.5m

Third well presented and well decorated bedroom

SHOWER ROOM – 2.7m x 1.8m

Corner shower cubicle, low level wc and vanity wash hand basin



Externally

The property benefits from a larger than average corner plot with lawned garden areas to the front and side. To the rear is a large private parking, block paved driveway leading to a large detached double garage. To the side of the garage is a block paved patio area and to the rear a decking area.

DOUBLE GARAGE – 6.2m x 5.1m

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



While every effort 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 misstatement. This plan is for illustration purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or operation. Made with iFloorplan 10/2022

W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

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