

Baguley Crescent
Middleton M24 4QX



**A 2 BEDROOMED GROUND FLOOR APARTMENT
SOLD WITH VACANT POSSESSION WITH NO ONWARD CHAIN**



This 2 bedroomed ground floor apartment is situated in an established residential area, convenient for all the usual local amenities and within easy access of the M60 motorway network. The apartment is situated in a purpose built block and benefits from two double bedrooms, a spacious lounge, fitted kitchen and bathroom suite. The property is offered for sale with no onward chain at a competitive price, and early viewing comes highly recommended

**VIEWING STRONGLY RECOMMENDED
NO CHAIN**

OFFERS INVITED IN EXCESS OF £70,000

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 – 4.7 x 3.6 metres (15'5" x 11'9")

KITCHEN – 2.0 x 4.0 metres (6'6" x 13'1")

BATHROOM – 2.0 x 3.3 metres (6'6" x 10'9")

MASTER BEDROOM – 3.6 x 3.1 metres (11'9" x 10'2")

BEDROOM TWO – 3.6 x 2.3 metres (11'9" x 7'6")

Externally

There are well presented communal areas and public parking.



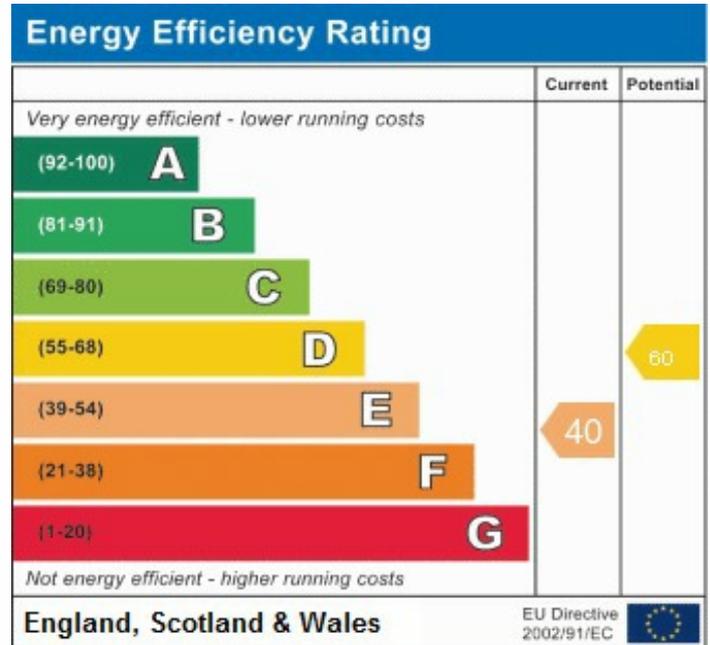
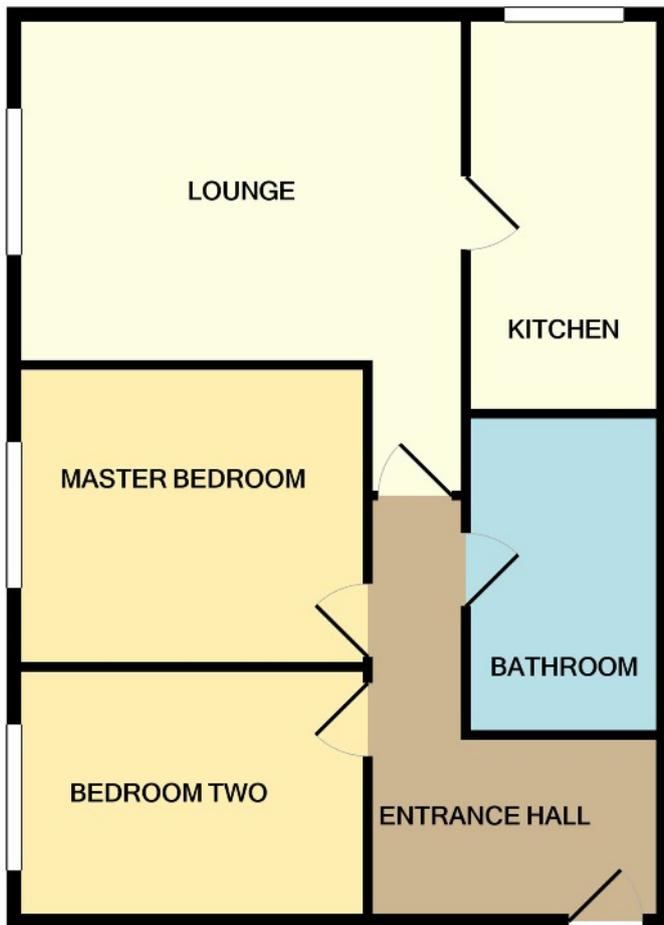
Council Tax Band

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

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

This ground floor apartment is situated in an established residential area, conveniently located for all the usual local amenities, and within easy access of the M60 motorway network, with commuter links to Manchester, Leeds and beyond.



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