

Brownrigg Close  
Middleton M24 4BU



A STUNNING, MODERN 3 BEDROOMED DETACHED FAMILY HOME  
WITH LARGE CONSERVATORY AND QUALITY FIXTURES & FITTINGS



This exceptional 3 bedroomed detached house is situated in a quiet cul-de-sac position, enjoying stunning views to the rear over a local Golf Course, with all the usual local amenities available nearby. The property is extremely well presented internally and benefits from a gas fired central heating system, double glazed windows, a large rear conservatory and luxurious kitchen and bathroom fittings. There is a front driveway providing off street parking and pleasant gardens to front, side and rear with a decked patio area. The property has been competitively priced and early viewing comes highly recommended.

VIEWING STRONGLY RECOMMENDED TO APPRECIATE THE EXTENT  
AND CALIBRE OF THE ACCOMMODATION ON OFFER

OFFERS IN EXCESS OF £189,950

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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 HALL**

Laminate floor

#### **CLOAKROOM**

Low level wc, wash hand basin, tiled floor

#### **LOUNGE - 4.8 x 4.6 metres (15'9" x 15'1")**

An exceptionally presented main reception room with laminate floor, decorative covings to ceiling, large storage cupboard under the stairs

#### **CONSERVATORY - 4.6 x 3.7 metres (15'1" x 12'1")**

A large rear Conservatory, situated to the rear of the property with laminate floor

#### **KITCHEN - 3.9 x 2.5 metres reducing to 1.8 metres (12'9" x 8'2" reducing to 5'10")**

1 ½ bowl stainless steel sink unit, range of modern wall and base units with complementary work surfaces, built in oven, hob and extractor hood, part tiled walls, plumbing for washing machine, spotlights to ceiling





## First Floor

### **LANDING**

Airing cupboard housing the central heating boiler

### **MASTER BEDROOM - 2.6 x 4.5 metres reducing to 3.9 metres (8'6" x 14'9" reducing to 12'9")**

A stunning double bedroom

### **BEDROOM TWO - 2.5 x 4.7 metres reducing to 4.1 metres (8'2" x 15'5" reducing to 13'5")**

A second, spacious and well presented double bedroom

### **BEDROOM THREE - 2.7 x 1.9 metres (8'10" x 6'2")**

A third bedroom enjoying a wonderful open aspect to the rear over the local Golf Course.

### **BATHROOM - 2.9 x 1.9 metres (9'6" x 6'2")**

Panelled bath with shower above, pedestal wash hand basin, low level wc - modern matching suite in white, part tiled walls, spotlights to ceiling

## Externally

There is a front driveway providing off street parking and well maintained gardens to both front and rear, with a decked patio area and timber shed.



## Council Tax Band

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

## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

### LOCATION

The subject property is situated in a quiet infill development of similar, modern detached houses and town houses, backing onto the Golf Course with all the usual local amenities available nearby.

Proceed out of Middleton along Wood Street before turning right down Bowness Road. Proceed past Truffet Park before turning left down Rowrah Crescent. The new estate and Brownrigg Close can be found on the left hand side, with the property visible by our prominent agency board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		73	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

W: [www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) E: [sales@barton-kendal.co.uk](mailto:sales@barton-kendal.co.uk)

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