

Taylor Street
Middleton M24 1BQ



**A DECEPTIVELY SPACIOUS 3 BED END TERRACED HOUSE
OFFERED ON THE MARKET WITH NO ONWARD CHAIN
IDEAL INVESTMENT OPPORTUNITY**



This well proportioned 3 bedroomed end terraced house is situated in an established residential area, conveniently positioned for access to all usual local amenities. The property benefits from a rear enclosed yard with storage shed. The property is offered for sale with vacant possession at a competitive price and early viewing comes highly recommended.

**VIEWING STRONGLY RECOMMENDED INVESTMENT OPPORTUNITY
VACANT POSSESSION - NO CHAIN**

OFFERS INVITED IN EXCESS OF £120,000

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

PORCH

LOUNGE – 4.3 x 4.0 metres

DINING ROOM – 4.3 x 3.6 metres

KITCHEN – 2.3 x 2.3 metres

HALL

WC

First Floor

LANDING

MASTER BEDROOM – 4.0 x 3.4 metres

BEDROOM TWO - 3.6 x 2.6 metres

BEDROOM THREE – 4.0 x 1.9 metres

BATHROOM

Externally

The property benefits from a enclosed yard 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 fantastic investment opportunity is situated in an established residential area, conveniently positioned for access to all the usual local amenities.



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 not 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