

Guildford Grove
Middleton M24 2WX



A WELL PROPORTIONED 2 BED SEMI DETACHED FAMILY HOME
WITH EXTENSIVE GARDENS AND OPEN ASPECT TO THE REAR



This 2 bedroomed semi detached family home is situated in a popular residential area, convenient for all the usual local amenities. The property benefits from a gas fired central heating system and double glazed windows, gardens to the front and a rear garden with stunning open aspects over Rochdale canal and surrounding countryside. The property has been competitively priced in order to achieve a quick sale and as such, early viewing comes highly recommended.

**VIEWING STRONGLY RECOMMENDED
COMPETITIVELY PRICED - NO CHAIN**

OFFERS INVITED IN EXCESS OF £150,000

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

ENTRANCE HALLWAY

LOUNGE – 3.3 x 6.2 metres (10'9" x 20'4")

KITCHEN – 2.5 x 3.3 metres (8'2" x 10'9")

OUTBUILDING – 2.3 metres reducing to 0.9 x 4.0 metres (7'6" reducing to 3'1" x 13'1")

STORAGE ROOM – 2.5 x 1.5 metres (8'2" x 4'11")

First Floor

LANDING

MASTER BEDROOM – 4.8 x 3.0 metres (15'9" x 9'10")

BEDROOM TWO

3.7 metres reducing to 3.3 x 3.1 metres (12'1" reducing to 10'9" x 10'2")

BATHROOM – 2.1 x 1.7 metres (6'10" x 5'6")

Externally

There is a small front garden and a large rear garden with gate leading on to Rochdale canal and lovely views over the surrounding countryside



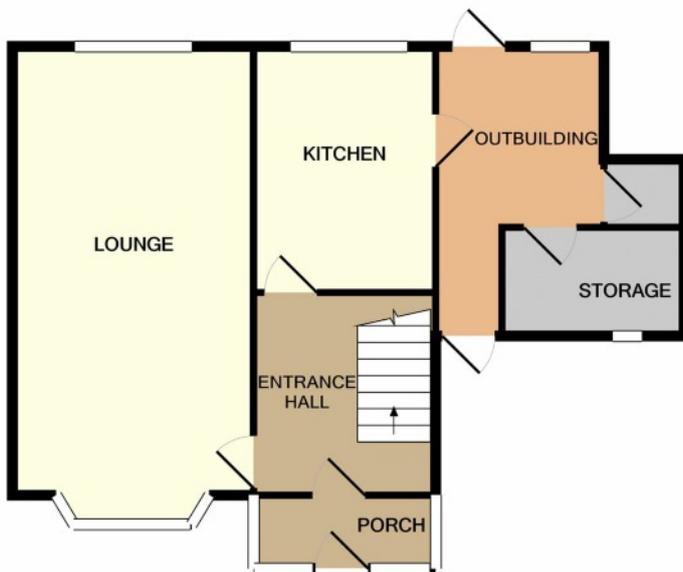
Council Tax Band

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

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

This well proportioned semi detached house is situated in an established residential area, convenient for 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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