

Cecil Road  
Blackley, Middleton M9 6RP



AN IMMACULATE AND DECEPTIVELY SPACIOUS 3 BED TERRACED  
HOUSE SITUATED IN A HIGHLY SOUGHT AFTER LOCATION



This well proportioned and well presented 3 bedroomed terraced house is a perfect family home, situated in an established residential area, conveniently positioned for access to all the usual local amenities. The property is extremely well presented throughout and benefits from quality kitchen and bathroom fittings, a gas fired central heating system and double glazed windows. The property is offered for sale at a competitive price and early viewing comes highly recommended

VIEWING STRONGLY RECOMMENDED ON THIS DECEPTIVELY SPACIOUS PROPERTY

**ASKING PRICE £139,950**

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**Middleton Office** – 13 Long Street  
Middleton  
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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

### PORCH

**LOUNGE/DINER – 4.5 x 7.5 metres (14'9" x 24'7")** - A well presented main reception room with laminate flooring and feature fireplace

### HALL

**SHOWER ROOM – 2.7 x 1.2 metres (8'10" x 3'11")** - Low level wc, vanity sink unit, shower cubicle, part tiled walls and tiled flooring

**BEDROOM THREE – 2.7 x 3.4 metres (8'10" x 11'1")** - A well presented downstairs double bedroom with fitted carpet

**KITCHEN – 3.4 x 3.1 metres (11'1" x 10'2")** - 1 ½ drainer stainless steel sink unit, range of black gloss wall and base units with complementary work surfaces, built in microwave, oven, hob and extractor hood, plumbing for dishwasher and washing machine, part tiled walls and tiled flooring with double French doors leading out into the rear garden





## First Floor

### LANDING

**MASTER BEDROOM – 4.5 x 3.2 metres (14'9" x 10'6")** - Well presented double master bedroom with fitted wardrobes

**BEDROOM TWO – 3.1 metres reducing to 2.2 x 3.4 metres (10'2" reducing to 7'2" x 11'1")**  
Second well presented double bedroom

**BATHROOM – 2.4 x 2.3 metres (7'10" x 7'6")** - Panelled bath with shower attachment, pedestal wash hand basin, low level wc, part tiled walls and fully tiled flooring

## Externally

The property benefits from a rear yard with large 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 wonderful family home is situated in an established residential area, conveniently positioned for access to Manchester City Centre, motorway links and all the usual local amenities.



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 misstatement. 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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