



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Bishops Meadow, Silver Birch, Middleton, M24 5JJ

### Offers In The Region Of £375,000

SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME SOLD WITH NO CHAIN

This four bedroom detached family home is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes. This property is ideally suited to a growing family looking for something ready to move straight into, this property is definitely not one to be missed. The property boasts spacious, well proportioned interiors, with beautiful gardens.

Comprising briefly to the ground floor; entrance via the hallway which leads directly through to the reception room, the reception room has the stairs to the first floor, it also flows internally through to the kitchen which is open to the orangery, has a door to the utility which leads through to the downstairs WC, and has a door to the side. To the first floor is a landing to four spacious bedrooms, a family bathroom. The main bedroom has a door to the en suite. Externally, to the rear is a laid to lawn garden area with mature shrubbery and bedding areas as well as patio seating areas. To the front is a driveway for numerous vehicles and a laid to lawn garden.

For further information, or to arrange a viewing please contact our Rochdale office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media Facebook : Keenans Estate Agents and Instagram @keenans.ea

# Bishops Meadow, Silver Birch, Middleton, M24 5JJ

## Offers In The Region Of £375,000

 4  2  2  C

- Beautifully Presented Detached Property
- Spacious Reception Room & Orangery
- Off Road Parking & Garage
- EPC Rating: C
- Four Bedrooms
- En Suite To Main Bedroom
- Leasehold
- Contemporary Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band D

### Ground Floor

#### Entrance Hallway

4'6 x 3'2 (1.37m x 0.97m)

Composite double glazed front entrance door, central heating radiator and doors to storage and reception room.

#### Reception Room

17'9 x 12'9 (5.41m x 3.89m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, coving, spotlights, stairs to the first floor and door to the kitchen.

#### Kitchen

21'3 x 8'5 (6.48m x 2.57m)

Two central heating radiators, range of wall and base units with laminate surfaces, centre island, composite sink with drainer and mixer tap, oven, grill and microwave in a high rise unit, induction hob, understairs storage, coving, spotlights, tiled flooring, open to the orangery and door to the utility.

#### Utility Room

11'11 x 5'3 (3.63m x 1.60m)

Two central heating radiators, wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for dryer, boiler, tiled flooring, door to the WC and door to the side elevation.

#### WC

3'8 x 2'4 (1.12m x 0.71m)

Central heating towel rail, dual flush WC, wall mounted wash basin, tiled elevations and tiled flooring.

#### Orangery

21'5 x 9'11 (6.53m x 3.02m)

UPVC double glazed windows, UPVC double glazed roof, tiled flooring with underfloor heating and UPVC double glazed French doors to the rear.

### First Floor

#### Landing

Doors to four bedrooms and bathroom.

#### Bedroom One

14'3 x 12'2 (4.34m x 3.71m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to the en suite.

#### En Suite

8'10 x 5'9 (2.69m x 1.75m)

UPVC double glazed frosted window, pedestal wash basin, dual flush WC, direct feed shower unit, tiled elevations and spotlights.

#### Bedroom Two

12'3 x 8'5 (3.73m x 2.57m)

UPVC double glazed window, central heating radiator, fitted wardrobes and laminate flooring.

#### Bedroom Three

10'8 x 8'10 (3.25m x 2.69m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Four

10'8 x 8'5 (3.25m x 2.57m)

UPVC double glazed window, central heating radiator, fitted wardrobes and spotlights.

#### Bathroom

6'6 x 5'6 (1.98m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations and tiled flooring.

### External

#### Front

Laid to lawn garden with enclosing hedges and driveway providing off road parking leading to the garage.

#### Rear

Laid to lawn garden with paving and planted beds.

