

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	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

Latrigg Crescent, Middleton, M24 4LU

£310,000

SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME

This four bedroom detached family home is being proudly welcomed to the market in Middleton, Rochdale. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, ideally suited to a growing family looking to put their personal stamp on for a long term home, this property is definitely not one to be missed. The property boasts spacious well proportioned interiors, gardens to the front and rear, a modern fitted kitchen/dining area and an extensive driveway to the front.

Comprising briefly to the ground floor; entrance via the hallway which has doors leading into the kitchen/dining area, reception room and downstairs shower room as well as stairs to the first floor. To the first floor is a landing to four bedrooms and a family bathroom. Externally, to the rear of the property is an enclosed garden area with paved patio and bedding areas. To the front is a laid to lawn garden with a spacious driveway providing off road parking for numerous vehicles.

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

Latrigg Crescent, Middleton, M24 4LU

£310,000



- Impressive Detached Property
- Modern Fitted Kitchen
- Extensive Driveway
- EPC Rating C
- Four Bedrooms
- Spacious Interiors
- Tenure Freehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band A

Ground Floor

Entrance Hall

13'2 x 6 (4.01m x 1.83m)

UPVC double glazed front door, central heating radiator, laminate flooring, doors leading to bathroom, kitchen, reception room and stairs to first floor.

Reception Room

18'11 x 10'6 (5.77m x 3.20m)

UPVC double glazed window, central heating radiator, laminate flooring and UPVC double glazed sliding doors to rear.

Kitchen

19'11 x 12'8 (6.07m x 3.86m)

UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, space for range cooker, extractor hood, space for American-style fridge freezer, plumbing for washing machine and dryer, tiled flooring and UPVC double glazed French doors to rear.

Shower Room

6'10 x 5'6 (2.08m x 1.68m)

UPVC double glazed frosted window, double electric shower, low base WC, wall mounted wash basin with traditional taps, part panelled elevations and tiled flooring.

First Floor

Landing

Doors leading to four bedrooms and bathroom.

Bedroom One

12 x 11'2 (3.66m x 3.40m)

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

Bedroom Two

13 x 8'9 (3.96m x 2.67m)

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

Bedroom Three

12'2 x 9'11 (3.71m x 3.02m)

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

Bedroom Four

10'6 x 6'6 (3.20m x 1.98m)

UPVC double glazed window and central heating radiator.

Bathroom

6'2 x 5'7 (1.88m x 1.70m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and rinse head, low base VWC, pedestal wash basin with traditional taps and part panelled elevations.

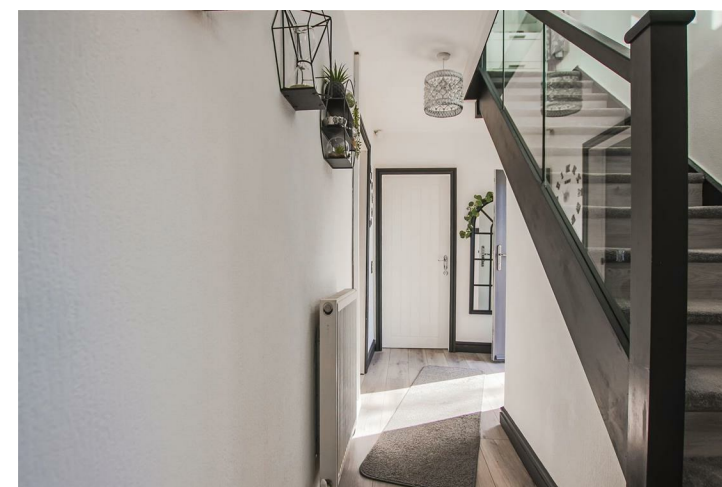
Exterior

Rear

Paved patio and bedding areas.

Front

Laid to lawn garden and off road parking.



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