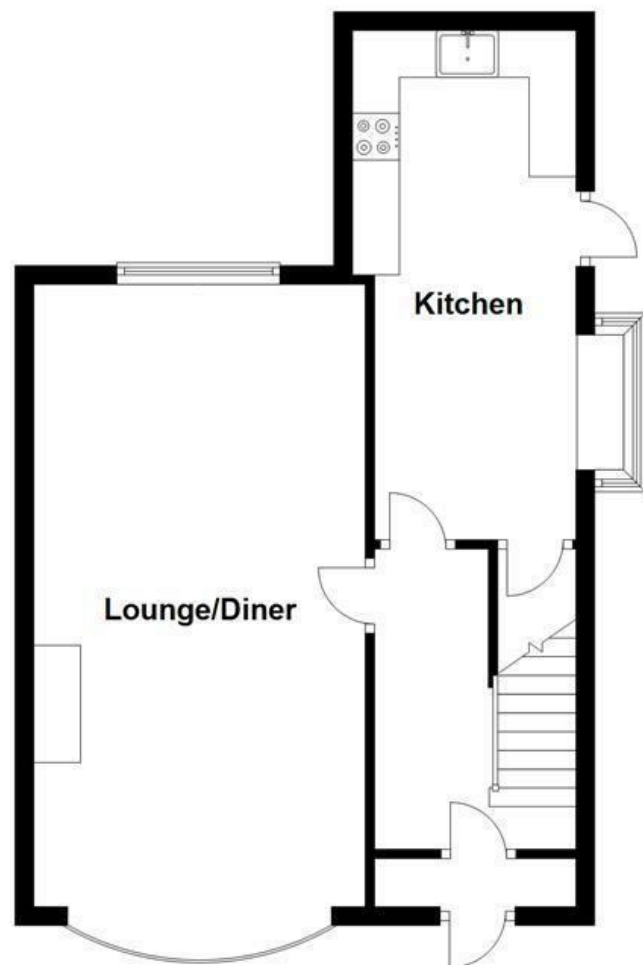
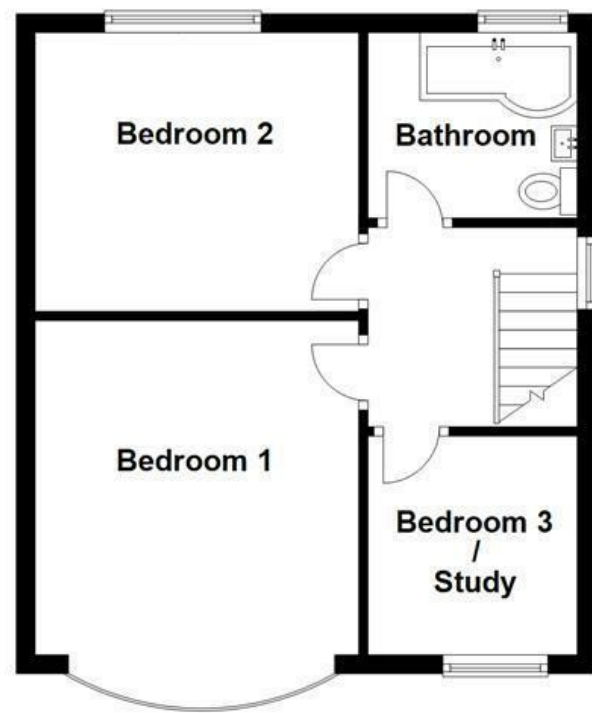


Ground Floor



First Floor



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			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

## Sefton Road, Middleton, M24 4AB

### £300,000

Welcome to Sefton Road - a charming semi-detached house that could be your next dream home! This property boasts a spacious open plan living dining room, perfect for entertaining guests or relaxing with your family. The extended kitchen is a highlight of this home, offering a modern and functional space for all your culinary adventures. Convenience is key with a driveway and garage, providing ample parking space for you and your visitors.

Comprising briefly, entrance into a welcoming hallway which houses a staircase to the first floor and doors to the reception room and kitchen. The reception room is a fantastic open plan room with space for a living area and dining area. The extended kitchen is fitted with a range of units, has ample space for appliances and has a door to the rear garden. To the first floor you will find access to three bedrooms and a modern three piece bathroom. Externally, to the front is a laid to lawn garden with planted borders and magnificent mature trees. There is also off road parking on the driveway which leads to the garage. To the rear is a laid to lawn garden with paved areas and planted beds.

Located in the sought after area of Archer Park, this property offers a peaceful retreat from the hustle and bustle of city life, while still being within easy reach of local amenities. Don't miss out on the opportunity to make this house your own - book a viewing today and start envisioning the wonderful memories you could create in this lovely home on Sefton Road.

# Sefton Road, Middleton, M24 4AB

£300,000



- Semi Detached Property
- Open Plan Living/Dining Room
- Off Road Parking & Garage
- EPC Rating: D
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band C

## Ground Floor

### Entrance Porch

7'1 x 1'8 (2.16m x 0.51m)

Composite front entrance door and hardwood door to the hallway.

### Hallway

10'6 x 7'1 (3.20m x 2.16m)

Central heating radiator, picture rail and wood panelled elevations, coving, solid oak flooring, stairs to the first floor and doors to reception room and kitchen.

### Reception Room

21'9 x 11'7 (6.63m x 3.53m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, feature wall inset gas fire, coving and solid oak flooring.

### Kitchen

17'10 x 7'10 (5.44m x 2.39m)

UPVC double glazed windows, central heating radiator, range of panelled wall and base units with solid oak surfaces and tiled splashbacks, butler sink with mixer tap, Smeg electric oven with Smeg four ring gas hob, Smeg extractor hood, integrated fridge freezer, plumbing for washing machine, understairs storage, tiled flooring and UPVC double glazed door to the rear.

## First Floor

### Landing

7'4 x 7' (2.24m x 2.13m)

Hardwood stained glass window, loft access, coving and doors to three bedrooms and bathroom.

### Bedroom One

13'7 x 11'7 (4.14m x 3.53m)

UPVC double glazed bay window, central heating radiator and coving.

### Bedroom Two

11'4 x 9'9 (3.45m x 2.97m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Three/Study

7'8 x 7'4 (2.34m x 2.24m)

UPVC double glazed window, central heating radiator, coving and wood flooring.

### Bathroom

7'4 x 6'6 (2.24m x 1.98m)

UPVC double glazed frosted window, wood panelled bath with electric feed shower overhead, vanity top wash basin, dual flush WC, tiled elevations and tiled flooring.

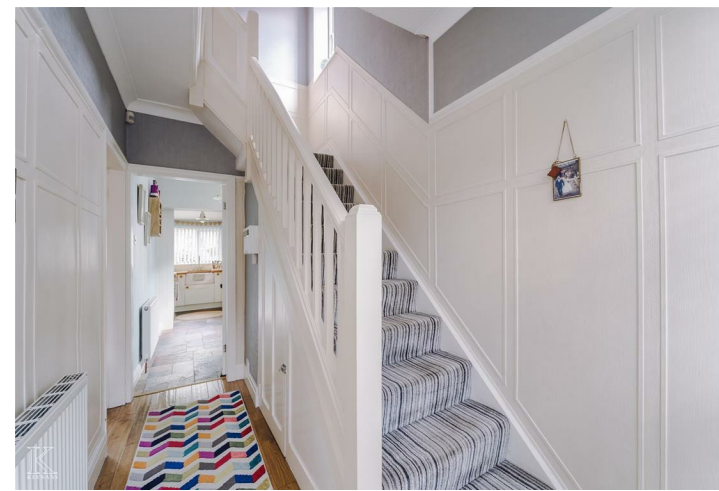
## External

### Front

Laid to lawn garden with planted beds, mature trees and a block paved driveway providing off road parking leading to the garage.

## Rear

South facing laid to lawn garden with paving and planted beds.



Tel: 01706396140

www.keenans-estateagents.co.uk