



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			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Wade Street, Middleton, M24 2QU

### £210,000

RECENTLY RENOVATED FAMILY HOME

Welcome to Wade Street, Middleton, Manchester - a charming location for this spacious family home! This recently renovated and modernised house boasts not only two reception rooms but also six bedrooms, providing massive space for a large family to thrive.

The property features two bathrooms, ensuring convenience for all residents. Outside, you'll find a large plot with a garden, garage, and drive, perfect for outdoor activities and parking needs.

Located in Middleton, Manchester, this house offers easy access to local amenities, making daily errands a breeze. Don't miss out on the opportunity to make this wonderful property your new home!

Contact our Rochdale branch to arrange a viewing and start your journey today!

# Wade Street, Middleton, M24 2QU

£210,000



- End Terraced Property
- Three Piece Family Bathroom
- Off Road Parking And Garage
- EPC Rating: E
- Six Bedrooms
- Two Spacious Reception Rooms
- Leasehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band: A

## Ground Floor

### Hall

20'5 x 3'11 (6.22m x 1.19m)

UPVC entrance door, central heating radiator, laminate floor, stairs to first floor and doors to two reception rooms.

### Reception Room One

12'7 x 11'9 (3.84m x 3.58m)

Two UPVC double glazed windows, central heating radiator, radiant fire in wood surround and laminate flooring.

### Reception Room Two

13'10 x 13'10 (4.22m x 4.22m)

UPVC double glazed window, central heating radiator, laminate flooring and door to kitchen and cellar.

### Kitchen

9'1 x 8'9 (2.77m x 2.67m)

UPVC double glazed window, central heating radiator, wood effect wall and base units, laminate worktops, integrated single oven, four burner gas hob, extractor fan, tiled splash back, stainless steel sink with draining board and mixer tap, vinyl floor, stairs to cellar and door to utility room.

### Utility Room

6'8 x 5'8 (2.03m x 1.73m)

Hardwood single glazed frosted window, space for fridge freezer, plumbed for washing machine, vinyl flooring and door to WC.

### WC

4'11 x 2'10 (1.50m x 0.86m)

Dual flush WC and vinyl flooring.

## Lower Ground Floor

### Cellar

16'9 x 16'4 (5.11m x 4.98m)

Hardwood single glazed window and storage.

## First Floor

### Landing

17'1 x 5'7 (5.21m x 1.70m)

Central heating radiator, smoke alarm, stairs to second floor and doors to three bedrooms and bathroom.

### Bedroom One

13'11 x 11'3 (4.24m x 3.43m)

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

### Bedroom Two

11'10 x 11'6 (3.61m x 3.51m)

Two UPVC double glazed windows and central heating radiator.

### Bedroom Three

8'5 x 5'8 (2.57m x 1.73m)

UPVC double glazed window and central heating radiator.

### Bathroom

9'7 x 8'2 (2.92m x 2.49m)

UPVC double glazed frosted window, central heating towel rail, spotlights, dual flush WC, vanity topped wash basin, panel bath with direct feed rainfall shower and rinse head over, part tiled elevation and vinyl flooring.

## Second Floor

### Landing

12' x 5 (3.66m x 1.52m)

Smoke alarm and doors to three bedrooms and eaves storage.

### Bedroom Four

10'8 x 9'2 (3.25m x 2.79m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Five

10'7 x 9'5 (3.23m x 2.87m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Six

6'2 x 5'4 (1.88m x 1.63m)

Hardwood single glazed window, central heating radiator and spotlights.

### Eaves Storage

17'11 x 4'4 (5.46m x 1.32m)

## External

### Front

Laid to lawn garden, stone chipped drive and access to garage.

### Rear

Laid to lawn, outbuilding and flagged patio.

### Garage

18'4 x 7'4 (5.59m x 2.24m)



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