



ADAMSONS BARTON KENDAL are pleased to bring to the market this well presented three bedroom semi detached property situated on a popular development in Castleton with close links to a wide range of amenities, Castleton train station and the motorway network. The property is a well presented family home which briefly comprises of a welcoming hallway, large lounge/diner, modern and well equipped kitchen, downstairs WC and multiple storage options. To the first floor, there is a spacious master bedroom with fitted wardrobes and ensuite, a second double bedroom, a third single bedroom and a family bathroom.

Competitively Priced - Viewing Recommended

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Middleton
M24 6TE
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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

Hallway

Lounge - 4.58m x 4.43m (15'0" x 14'6")

Kitchen - 3.66m x 2.40m (12'0" x 7'11")

WC - 1.56m x 1.24m (5'1" x 4'1")

First Floor

Bedroom One - 3.58m x 2.59m (11'9" x 8'6")

Bedroom Two - 3.06m x 2.59m (10'1" x 8'6")

Bedroom Three - 2.67m x 1.84m (8'9" x 6'1")

En-Suite - 2.59m x 1.59m (8'6" x 5'3")

Bathroom - 2.33m x 1.84m (7'8" x 6'1")

External

The property benefits from a generous private garden space comprising of both patio and lawn to the side and accessed through double patio doors in the lounge. There is also gated access leading to the two allocated parking spaces which are located nearby, and further street parking is readily available close to the property.

Additional Information

Council Tax Band - B

Energy Performance Cert - C80

Tenure - Leasehold



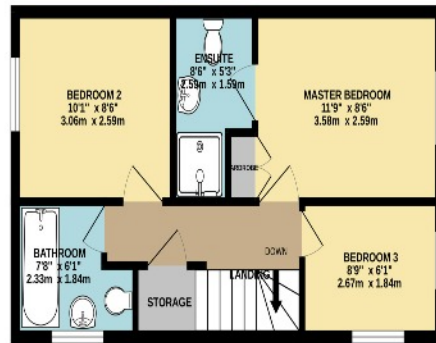
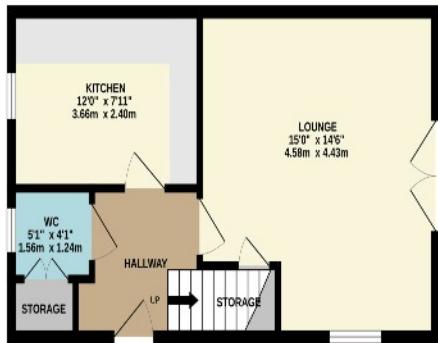
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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