



12 Westbourne Road,
Middleton, LA3 3JY

12, Westbourne Road, Middleton

The property at a glance

2  1  1 

- Two Bedroom Semi Detached Bungalow
- Spacious Living Room/Dining Room
- Fitted Kitchen
- Four Piece Family Bathroom Suite
- Generous Corner Plot
- Driveway For Multiple Cars & Garage
- Convenient Utility Space
- EPC Rating:
- Council Tax Band:
- Tenure: Freehold



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£225,000

Get to know the property

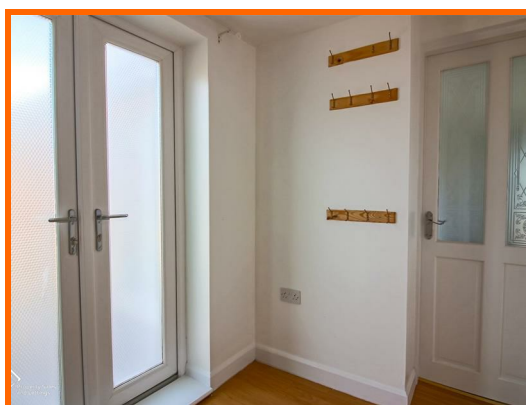


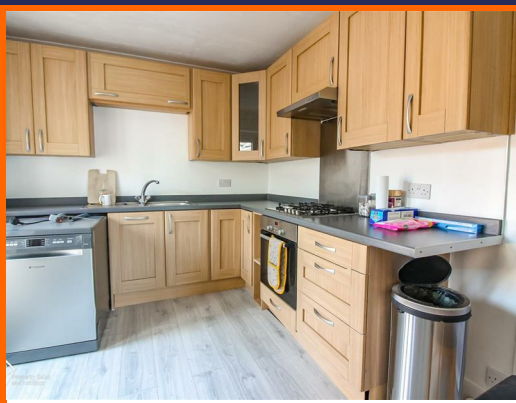
Nestled in the charming area of Middleton, this delightful bungalow offers a perfect blend of modern living and spacious comfort.

As you enter, you are welcomed into a well-appointed reception room that serves as the heart of the home, ideal for both entertaining guests and enjoying quiet evenings. The bungalow features two generously sized bedrooms, ensuring a peaceful retreat at the end of the day. The four-piece bathroom suite is thoughtfully designed, catering to all your needs whilst not compromising on space.

One of the standout features of this property is its generous garden, which offers a wonderful outdoor space for gardening, relaxation, or family gatherings. With the added benefit of a generous garage and external utility room, convenience is at the heart of this home. Situated on a corner plot, the garden benefits from a sense of privacy and openness, making it a perfect sanctuary in a semi-rural location.

This bungalow is not only spacious but also modern, making it an attractive option for those seeking a comfortable lifestyle in a tranquil setting. Whether you are a first-time buyer, looking to downsize, or seeking a peaceful retreat, this property presents an excellent opportunity to enjoy the best of both countryside charm and modern convenience. Don't miss the chance to make this lovely bungalow your new home.





Porch

2.44m x 1.52m (8'67" x 5'91")

5x UPVC double glazed windows, central heating radiator, boiler, wood effect laminate flooring, open plan into internal hallway and living/dining room.

Internal Hallway

0.99m x 1.22m (3'03" x 4'22")

Coving, door to bedroom one.

Bedroom One

3.35m x 3.66m (11'58" x 12'54")

Coving, UPVC double glazed window, central heating radiator.

Living/Dining Room

3.05m x 5.49m (10'57" x 18'48")

Coving, 2x central heating radiators, sliding UPVC double glazed door to side external, wood effect laminate flooring, archway to kitchen, door to internal porch.

Kitchen

2.44m x 3.35m (8'63" x 11'40")

Coving, granite effect laminate worktops, granite effect laminate breakfast bar, wood effect laminate wall and base units, stainless steel sink with mixer tap and draining board, 4 ring gas hob, oven, space for tumble dryer, space for fridge freezer, wood effect laminate flooring, UPVC double glazed double doors to rear external.

Internal Porch

1.52m x 2.36m (5'75" x 7'09")

UPVC double glazed frosted double doors to rear external, doors to bathroom and bedroom two, wood effect laminate flooring.

Bedroom Two

2.74m x 3.45m (9'64" x 11'04")

UPVC double glazed window, central heating radiator.

Bathroom

2.13m x 1.83m (7'87" x 6'60")

Spotlight lighting, UPVC double glazed frosted window, central heating towel radiator, bath with traditional taps, pedestal wash basin with mixer tap, dual flush WC, corner electric feed shower, wood effect vinyl flooring.

Rear External

Astro turf, decking area, patio seating, UPVC double glazed door to utility.

Utility

1.83m x 2.74m (6'47" x 9'97")

Electric strip lighting, wood effect laminate worktop, wall units, plumbing for washing machine, concrete flooring, door to rear of garage.

Garage

5.18m x 3.05m (17'95" x 10'00")

Electric strip lighting, concrete flooring, electric up and over door to side driveway.

Side External

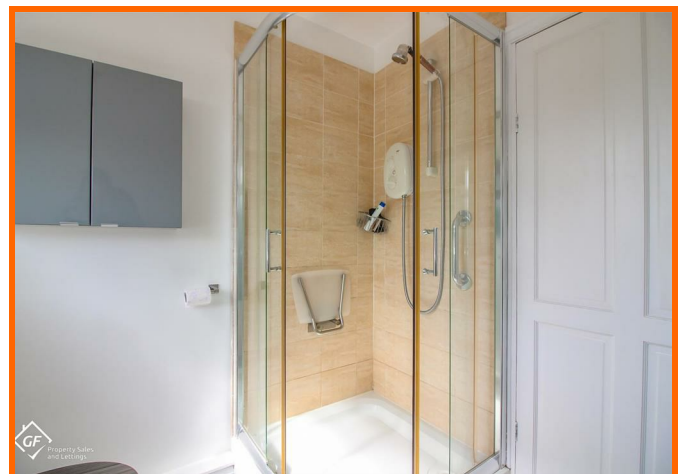
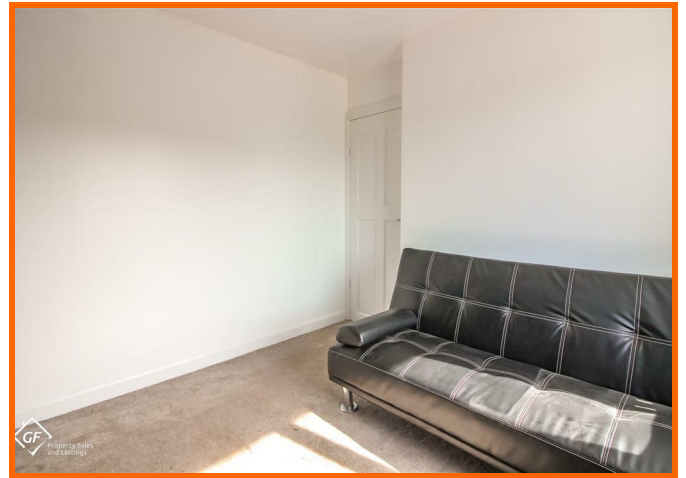
Laid lawn garden with mature plants including two palm trees, gravelled area, concrete driveway for multiple cars.

Front External

Laid lawn garden with mature planed borders and paved path to front and side.



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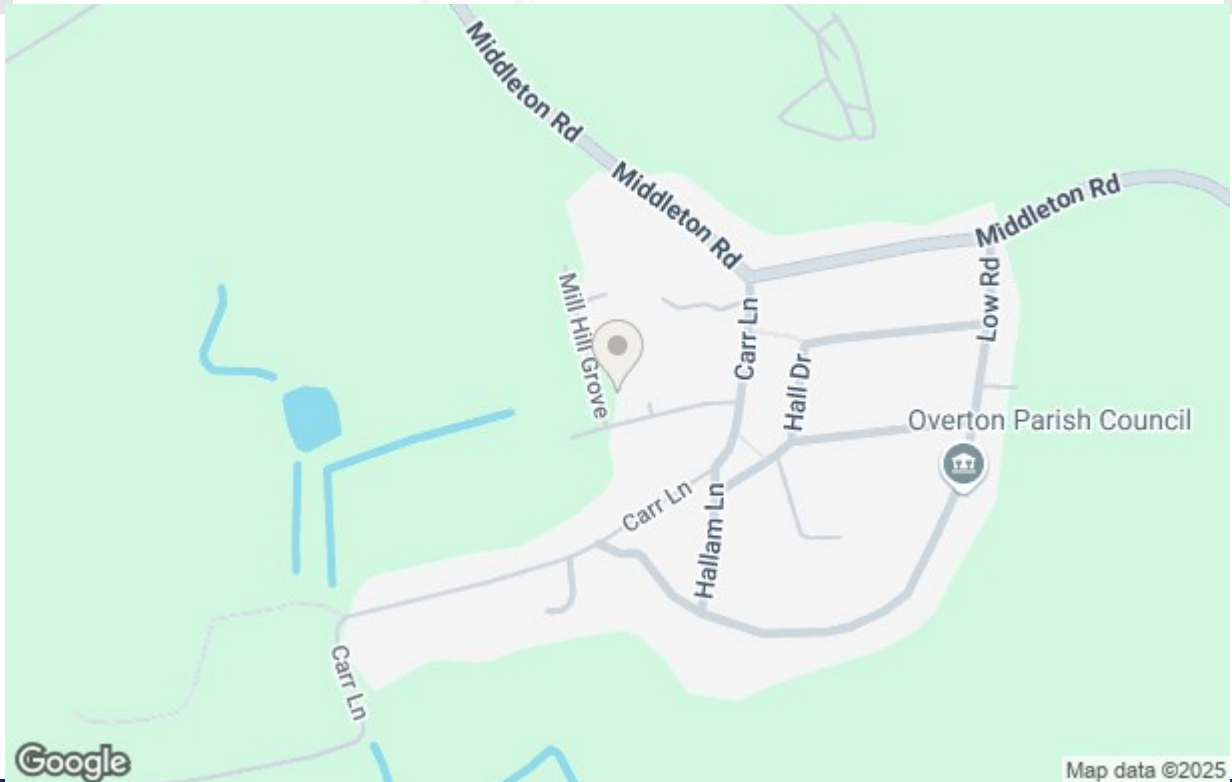
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Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
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