



## Chelford Close, Middleton, M24 2NW

£320,000

PRICED TO SELL NOW!!! Extended & improved semi detached house with open aspect to rear.  
Stunning living dining kitchen with bi fold doors, contemporary bathroom & shower room.  
FLEXIBLE LIVING WITH UP TO 4 BEDROOMS OR 3 RECEPTION ROOMS!!



# 41 Chelford Close, Middleton, M24 2NW

We are delighted to offer for sale this much improved and extended semi detached house with open aspect to the rear and located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a stunning recently fitted kitchen with quartz worktops and island unit plus contemporary bathroom and shower room. Items of particular note include media wall with remote controlled electric fire to lounge, internal oak doors and bi fold doors to the rear. There are ample sockets and media points to the property. The property is ready to move in with flooring included as fitted.

To the ground floor is an entrance hall, lounge, living dining kitchen, utility, shower room plus further bedroom/reception room. There are 3 well proportioned bedrooms plus a contemporary bathroom accessed off the first floor landing. There is a boarded loft with light and ladder access.

There are well presented gardens with the rear being mainly a decked area with further hidden garden, both with an open outlook with mature trees and Middleton Cemetery to the rear. External tap and power. There is driveway parking plus an EV charging point.

Tenure - Freehold  
Council Tax - Band B

The property comprises.

## GROUND FLOOR

### Entrance Hall

An impressive extended area with luxury flooring and access to store.

### Lounge 13'9"(max) x 10'6"(max) (4.20m(max) x 3.21m(max))

With contemporary media wall and remote controlled electric fire plus fitted carpets.

### Living Dining Kitchen 20'4"(max) x 15'1"(max) (6.21m(max) x 4.62m(max))

Creating a focal point to the home this impressive space benefits from a recently fitted contemporary kitchen plus bi fold doors to the rear. Benefitting from a comprehensive range of modern wall and base units with complimenting quartz worktops plus island unit with breakfast

bar and electric pop up socket. With integrated self clean oven, microwave, hob with integrated extraction unit, larder fridge, larder freezer, dishwasher and wine cooler plus 1.5 sink and mixer. Having luxury flooring plus under floor heating to the living area.

### Utility Room 11'2" x 7'0" (3.42m x 2.15m)

Having a range of modern units with laminate worktops, tiling, ladder radiator, recessed spot lights and luxury flooring.

### Shower Room 7'0" x 5'1" (2.15m x 1.55m)

Having contemporary white sanitary ware with tiling, floor tiling, vanity unit, recessed spot lights and ladder radiator.

### Further Bedroom/Reception Room 15'5" x 7'1" (4.71m x 2.16m)

With recessed spot lights plus laminate flooring.

## FIRST FLOOR

### Landing

With fitted carpets.

### Bedroom 1 11'11"(max) x 10'2"(max) (3.65m(max) x 3.12m(max))

With fitted carpets.

### Bedroom 2 11'1"(max) x 10'2"(max) (3.38m(max) x 3.10m(max))

With fitted wardrobes and carpets.

### Bedroom 3 9'3"(max) x 7'8"(max) (2.82m(max) x 2.35m(max))

With fitted carpets plus access to store.

### Bathroom 7'8" x 5'4" (2.35m x 1.65m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling, vanity, mirror, ladder radiator and recessed spot lights.

## EXTERNAL

There are well presented gardens with the rear being mainly a decked area with further hidden garden, both with an open outlook with mature trees and Middleton Cemetery to the rear. External tap and power. There is driveway parking plus an EV charging point.





