

Bowness Road

Manchester M24 4EN



The subject property is situated in the sought after residential area of Middleton, with all the usual local amenities available nearby. The owners are currently in the process of purchasing the ground rent to obtain the FREEHOLD. At ground floor level there is a lounge, dining room and a large kitchen. At first floor level, there are 3 generous bedrooms a family bathroom and separate toilet. The property benefits from a gas fired central heating system, double glazed windows and well maintained gardens to both front and rear, with a private driveway and single garage also. The property is offered for sale at a competitive price with no onward chain and early viewing comes highly recommended

Asking Price £210,000

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA
Tel : (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777

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

PORCH
ENTRANCE HALLWAY
LOUNGE
DINING ROOM
KITCHEN
GARAGE

First Floor

LANDING
MASTER BEDROOM
BEDROOM TWO
BEDROOM THREE
BATHROOM
SEPARATE WC

Externally

The property has a private parking driveway leading to an integral garage as well as a small garden to the front. The property also benefits from a large rear garden with patio area and lawned area.



VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL MIDDLETON



W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

Barton Kendal For themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification