

Viscount Drive  
Middleton Manchester M24 4JT



A STUNNING SPACIOUS 4 BEDROOMED DETACHED RESIDENCE  
PROVIDING WONDERFUL FAMILY ACCOMMODATION



This beautifully presented property is situated on a very popular development in Middleton, conveniently positioned for access to the M60 motorway network with commuter links to Manchester, Leeds and beyond, and with all the usual local amenities available nearby. The property is tastefully decorated throughout and benefits from a modern integrated fire, double glazed windows, driveway, 4 bedrooms, 2 bathrooms, and quality fixtures and fittings throughout. Set in pleasant gardens to both front and rear, early viewing comes highly recommended to appreciate the extent and calibre of the accommodation on offer.

**VIEWING STRONGLY RECOMMENDED**  
**COMPETITIVELY PRICED**

**ASKING PRICE : £269,950**

**Head Office** - 122 Yorkshire Street  
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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

#### ENTRANCE HALL

#### CLOAKROOM

Low level wc, wash hand basin – modern matching suite

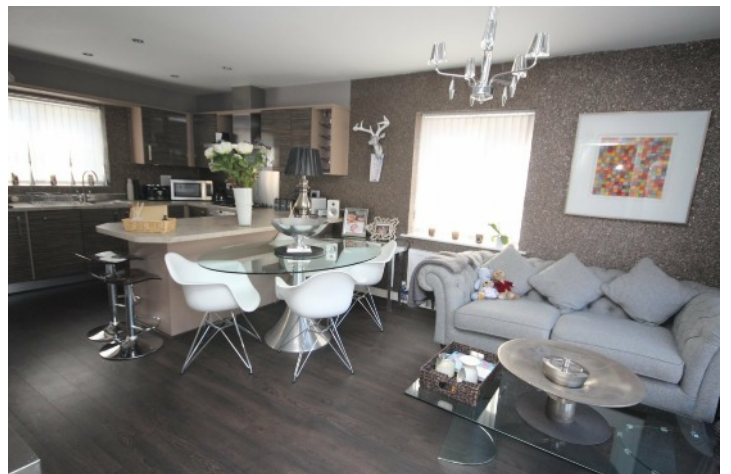
#### LOUNGE – 6.3 x 3.6 metres (20.8" x 11.9")

A wonderfully presented main reception room with feature integrated fireplace with electric fire, carpeted with double patio doors leading to rear garden

#### KITCHEN/DINER – 6.4 x 3.6 metres (21'0" x 11'9")

A recently installed fully fitted luxury kitchen comprising a stainless steel sink unit, range of modern, quality wall and base units with complementary work surfaces, built in oven and 5 burner hob with extractor hood, fridge, freezer, dishwasher, laminate flooring, beautiful bi-fold patio doors leading out to rear garden

#### UTILITY ROOM





## First Floor

### LANDING

#### **MASTER BEDROOM – 3.4 x 3.3 metres (11'1" X 10'9")**

An immaculately presented carpeted double master bedroom with master en-suite

#### **EN-SUITE SHOWER ROOM**

Partially tiled with shower cubicle, wash hand basin, low level wc - modern matching suite

#### **BEDROOM TWO - 3.6 x 3.0 metres (11'9" x 9'10")**

A spacious carpeted double bedroom

#### **BEDROOM THREE – 3.3 x 2.4 metres (10'9" x 7'10")**

Double carpeted bedroom with Fitted wardrobes

#### **BEDROOM FOUR – 2.8 x 2.7 metres (9'2" x 8'10")**

Carpeted and situated to the front of the property

### **BATHROOM**

Panelled bath, vanity wash hand basin, low level wc - modern matching suite in white, part tiled walls

### Externally

There are wonderful gardens to front and rear. The rear garden has a stone paved patio area and grass area to the front there is a driveway for 2 cars and a **SINGLE GARAGE** garage.



## Council Tax Band

We are advised that the property is assessed in Council Tax Band E

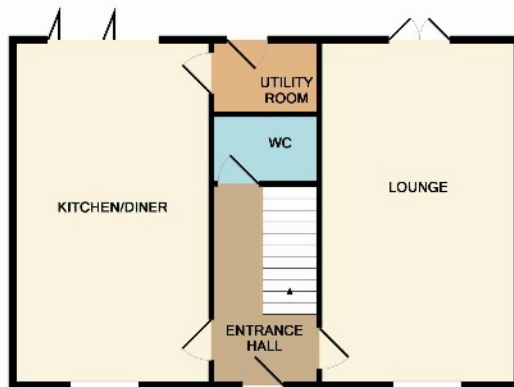
## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

### LOCATION

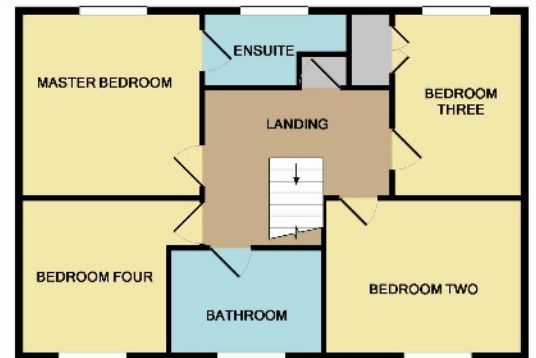
This fabulous detached family home is situated within a modern, select development of similar prestige houses, on the edge of open countryside, with all the usual local amenities available nearby, including excellent transport links, the property being a couple of minutes to junction 19 of the M60 motorway network.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	87
EU Directive 2002/91/EC			



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metapix 620/15

W: [www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) E: [sales@barton-kendal.co.uk](mailto:sales@barton-kendal.co.uk)

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