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87b Fielding Street, Middleton



- Refurbished One Bed, First Floor Apartment
- Double Glazed Windows / Electric Storage Heating
  - Lounge With Open Plan To Kitchenette
  - Three-Piece Shower Room
  - Communal Resident Parking

£95,000

**\*\*INVESTOR OPPORTUNITY CASH BUYER ONLY\*\***

To be bought with tenant in situ currently paying £650 pcm Completely re-furnished one bed, first floor apartment with communal resident parking. Briefly comprising of electric heating, uPVC double glazed windows, secure intercom entrance and stairs to the first floor. The apartment consists of a hallway, lounge area with open plan to kitchenette, spacious bedroom and a three-piece shower room. Externally to the front is a hardstanding area with communal resident parking.

Situated close to Middleton town centre ideal for its range of shops and facilities, transport links to Manchester and ideal for access to the M60 motorway network.

**ENTRANCE**

Secure intercom entrance with staircase to the first floor. Entrance to the apartment.

**HALL**

Entrance hall with laminate flooring, electric wall heater, access to storage area.

**LOUNGE AREA**

4.38m x 4.15m (14'4" x 13'7")

Side aspect with wall mounted electric heater, laminated wooden flooring. Open plan access to kitchen area.



**KITCHEN AREA**

4.15m x 2.45m (13'7" x 8'0")

Side aspect with a range of wall and base units incorporating stainless steel sink, electric hob with stainless steel extractor above, built in electric oven, space and plumbing for an automatic washing machine, laminated wooden flooring.



**BEDROOM**

4.16m x 3.88m

Front aspect with carpet flooring and electric storage heater.




**SHOWER ROOM**


Three-piece shower room comprising of shower cubicle, vanity wash-basin with fitted cupboard below, low-level W.C, laminate flooring.



**OUTSIDE**

Externally to the front is a hardstanding area with communal resident parking.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



ONE BED FIRST FLOOR APARTMENT

TOTAL FLOOR AREA: 524 sq.ft. (48.7 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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