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60 Summerfield Drive, Middleton



- THREE Bed Mid Townhouse In Good Order
- Gas Central Heated / uPVC Double Glazed
 - Lounge And Dining Kitchen
 - Three-Piece Bathroom
- Lawned Gardens To The Front And Rear
 - Ideal First Time Buyers Home

£179,995

THREE bed mid townhouse in good order with gardens to the front and rear. Briefly comprising of gas central heating, uPVC double glazed windows, lounge and dining kitchen. The first floor affords three bedrooms and a three-piece bathroom. Externally to the front is a lawned garden with pathway to the entrance and to the rear an enclosed lawned garden with patio area. Ideal First Time Buyers Home. Conveniently situated for access to Middleton town centre and its range of shops and facilities, transport links and close to the M60 motorway network.

GROUND FLOOR

PORCH

Enclosed entrance porch with tiled flooring.

LOUNGE

4.43m x 4.34m (14'6" x 14'2")

Front aspect with laminated wooden flooring and radiator. Open plan to staircase rising to the first floor and open access to the dining kitchen.



KITCHEN

2.86m x 2.13m (9'4" x 6'11")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, electric hob with stainless steel extractor above, built in electric oven, space and plumbing for an automatic washing machine, under-stair storage and vinyl flooring. Open plan to dining area of kitchen.



DINING AREA

2.86m x 2.08m (9'4" x 6'9")

Rear aspect with laminated wooden flooring and external access.



FIRST FLOOR

BEDROOM 1

3.36m x 2.53m (11'0" x 8'3")

Front aspect with carpet flooring and radiator.



BEDROOM 2

3.43m x 2.70m (11'3" x 8'10")

Rear aspect with carpet flooring and radiator. Access to storage area.



BEDROOM 3

2.54m x 1.74m (8'3" x 5'8")

Front aspect with carpet flooring and radiator.

Externally to the front is a lawned garden with pathway to the entrance and to the rear an enclosed lawned garden with patio area.



BATHROOM

Three-piece bathroom comprising of bath with shower off mixer taps, vanity wash-basin, low-level W.C, fully tiled walls, vinyl flooring and heated towel rail.



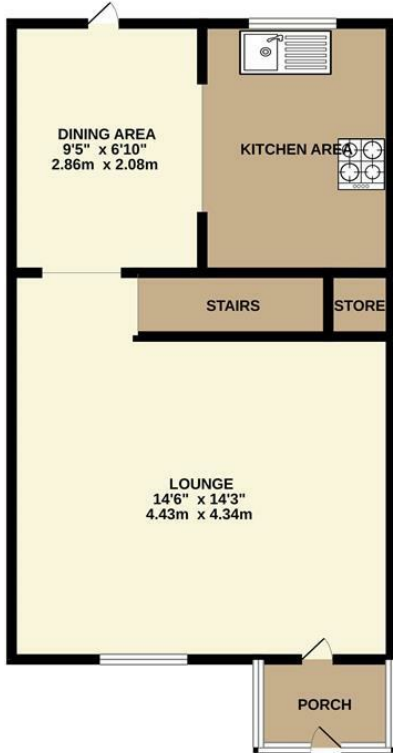
OUTSIDE

*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***

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 48 | |
| (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 | | | 91 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 48 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



THREE BED MID TOWNHOUSE

TOTAL FLOOR AREA : 698 sq.ft. (64.8 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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