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54 Hollin Lane, Middleton



- Spacious Two Bed, Stone Fronted Mid Terraced
 - Gas Central Heated / Double Glazed
 - Two Reception Rooms And Kitchen
 - Four-Piece Bathroom
- Walled Front Garden / Rear Yard With Lawned Garden Beyond
 - NO CHAIN

£165,000

Spacious two bed stone fronted mid garden terraced. Available with NO CHAIN. Briefly comprising of gas central heating, double glazed windows, large hallway, two good-sized reception rooms and kitchen to the ground floor. The first floor affords two generously proportioned bedrooms and a four-piece bathroom. Externally to the front is a walled front garden and to the rear an enclosed paved yard which beyond has a shared ginnel which in turn leads to a double plot lawned garden which is rented from RMBC for an annual rent of £100. Situated close to Middleton Cricket Club and also convenient for local shops and Middleton town centre. Transport links and the M60 motorway are also easily accessible.

GROUND FLOOR

INNER HALL

Leading to...

HALLWAY

Spacious hallway with coved ceiling, radiator, under-stair storage and staircase rising to the first floor.

LOUNGE

3.60m x 3.18m (11'9" x 10'5")

Front aspect with living flame gas fire set within feature surround, coved ceiling, picture rail, carpet flooring and radiator.



DINING ROOM

4.95m 3.47m (16'2" 11'4")

Rear aspect with picture rail, coved ceiling, fitted cupboard, carpet flooring and radiator. Double doors to the rear.



KITCHEN

2.82m x 2.50m (9'3" x 8'2")

Rear aspect with a range of wall and base units incorporating stainless steel sink, halogen hob with stainless steel extractor above, built in electric oven, wall mounted boiler, vinyl tiled flooring and radiator. External access.



FIRST FLOOR

BEDROOM 1

4.45m 3.63m (14'7" 11'10")

Front aspect with fitted wardrobe, ornamental cast iron fire surround, coved ceiling and radiator.



BEDROOM 2

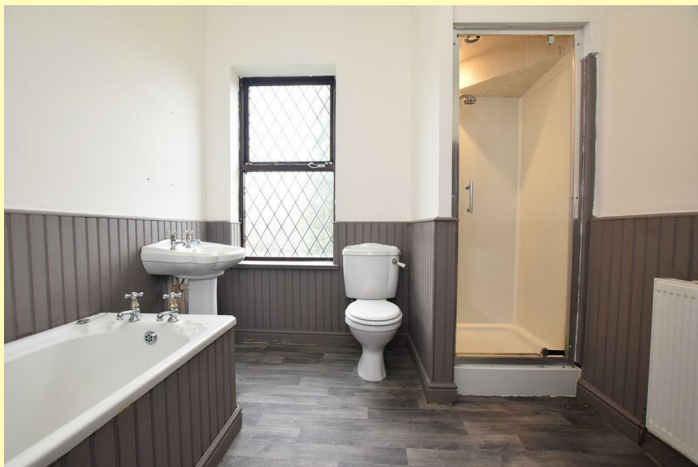
4.41m x 2.70m (14'5" x 8'10")

Rear aspect with ornamental cast iron surround, fitted cupboard, coved ceiling, carpet flooring and radiator.



BATHROOM

Four-piece bathroom comprising of panelled bath, separate shower cubicle, sink, low-level W.C, partially panelled walls, radiator and vinyl floor covering.



OUTSIDE

Externally to the front is a walled front garden and to the rear an enclosed paved yard which beyond has a shared ginnel which in turn leads to a double plot lawned garden which is rented from RMBC for an annual rent of £100.

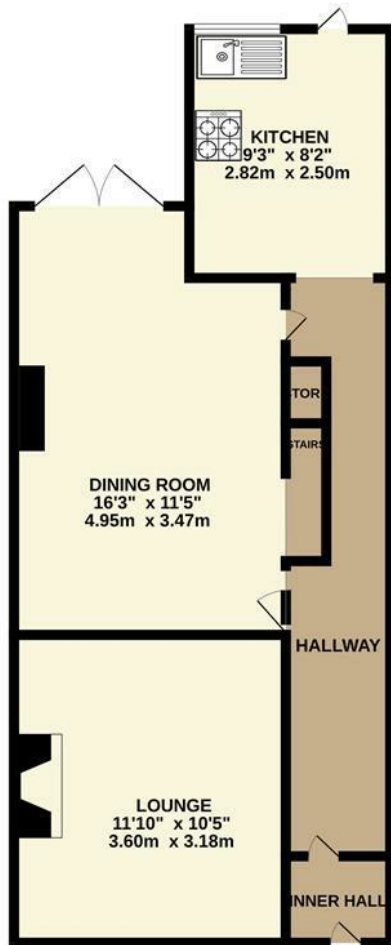


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TWO BED MID TERRACED

TOTAL FLOOR AREA: 892 sq.ft. (82.9 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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