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22 Sunny Brow Road, Archer Park, Middleton



- Very Spacious THREE BED Victorian Period Terraced
  - Two Large Reception Rooms And Kitchen
  - Three Double Bedrooms And Large Cellar
    - Three-Piece Shower Room
    - Block Paved To The Front
  - Rear Patio And Two Tiered Lawned Garden

£325,000

Very spacious THREE bed Victorian period mid terraced with large cellar and period features. This stunning property is presented to a very high standard throughout with high quality fixtures and fittings. Briefly comprising of gas central heating, double glazed windows, two large reception rooms and kitchen to the ground floor with a staircase to the cellar below and staircase to the first floor. The first floor affords THREE DOUBLE bedrooms and a three-piece shower room. There are drop down ladders from the landing to the large boarded loft space which subject to planning consents could be converted to further bedroom accommodation. Externally to the front is a block-paved area and to the rear a paved patio leading to a mature two tiered lawned garden with soil borders housing an array of mature trees and shrubs. Situated in the well regarded Archer Park area of Middleton within walking distance of the town centre, also convenient for transport links and the M60 motorway network.

## GROUND FLOOR

### HALL

Spacious hallway with feature coved ceiling, carpet flooring and radiator. Staircase rising to the first floor.

### LOUNGE

5.13m x 5.07m (16'9" x 16'7")

Front aspect with large bay window, open fire with grate and hearth set within a feature cast iron surround, picture rail, coved ceiling, engineered wooden flooring and radiator.



### DINING ROOM

4.29m x 4.28m (14'0" x 14'0")

Rear aspect with engineered wooden flooring, coved ceiling and radiator.



### KITCHEN

4.55m x 3.33m (14'11" x 10'11")

Rear aspect with a range of wall and base units with granite and stainless steel work-surfaces incorporating inset sink, six ring gas hob with stainless steel extractor above, built in double gas oven with spit roast, built in microwave, integrated dishwasher, integrated washing machine and dryer, American style tall stainless steel fridge and freezer, tiled laminate flooring and spotlights. External access and staircase leading to the large cellar which has potential to create further living or entertainment space.



## FIRST FLOOR

### BEDROOM 1

5.16m x 5.07m (16'11" x 16'7")

Very large master bedroom to the front aspect with large bay window, cast iron fire surround with open grate, coved ceiling, carpet flooring and radiator.



### BEDROOM 2

4.09m x 3.43m (13'5" x 11'3")

Rear aspect with engineered wooden flooring, cast iron fire surround with open grate, covered ceiling and radiator.



### BEDROOM 3

3.41m x 2.36m (11'2" x 7'8")

Rear aspect with engineered wooden flooring and radiator.



### SHOWER ROOM

Three piece shower room comprising of shower cubicle, vanity wash-basin, low-level W.C, engineered wooden flooring and radiator.



### OUTSIDE

Externally to the front is a block-paved area and to the rear a paved patio leading to a mature two tiered lawned garden with soil borders housing an array of mature trees and shrubs.

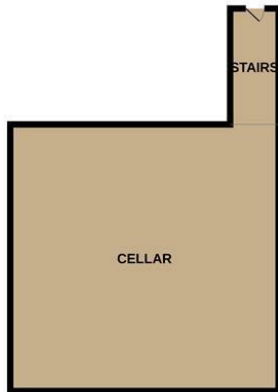


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	80
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		57	80
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**

BASEMENT  
294 sq.ft. (27.3 sq.m.) approx.



GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



THREE BED MID TERRACED

TOTAL FLOOR AREA: 1556 sq.ft. (144.5 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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