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387 Oldham Road, Middleton



- Well Presented Two Bed Walled Garden Terraced
- Gas Central Heated / Double Glazed Windows
 - Lounge And Dining Kitchen
 - Three-Piece Bathroom
 - Enclosed Rear Yard

Asking Price £155,000

Well presented two bed walled garden terraced available with NO CHAIN. Briefly comprising of gas central heating, double glazed windows, lounge and dining kitchen. The first floor affords the two bedrooms and a three-piece bathroom. Externally to the front is a walled paved garden and to the rear an enclosed yard and a useful breeze block shed. Conveniently situated close to Middleton town centre and its range of shops and facilities, transport links and ideal for access to the M60 motorway network.

GROUND FLOOR

VESTIBULE

Vestibule entrance leading to...

LOUNGE

4.22m x 4.00m (13'10" x 13'1")

Front aspect with electric fire set within feature surround, laminated wooden flooring and radiator.



DINING KITCHEN

4.27m x 4.14m (14'0" x 13'6")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with stainless steel extractor above, built in electric oven and microwave, space and plumbing for an automatic washing machine, wall mounted boiler, laminated wooden flooring and radiator. Open plan staircase rising to the first floor and external access.



FIRST FLOOR

BEDROOM 1

4.25m x 4.02m (13'11" x 13'2")

Front aspect with carpet flooring, spotlights and radiator.



BEDROOM 2

4.14m x 2.35m (13'6" x 7'8")

Rear aspect with carpet flooring and radiator.




BATHROOM


Three-piece bathroom comprising of bath with gas shower above, sink, low-level W.C, fully tiled walls, vinyl flooring and radiator.



OUTSIDE

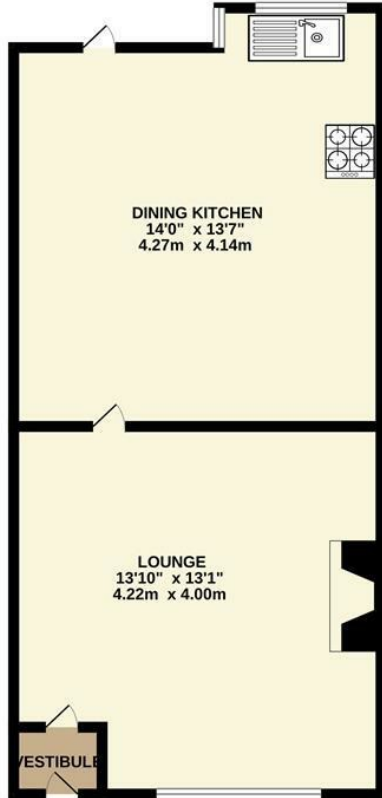
Externally to the front is a walled paved garden and to the rear an enclosed yard and a useful breeze block shed.

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		
	70	86
England & Wales	EU Directive 2002/91/EC 	

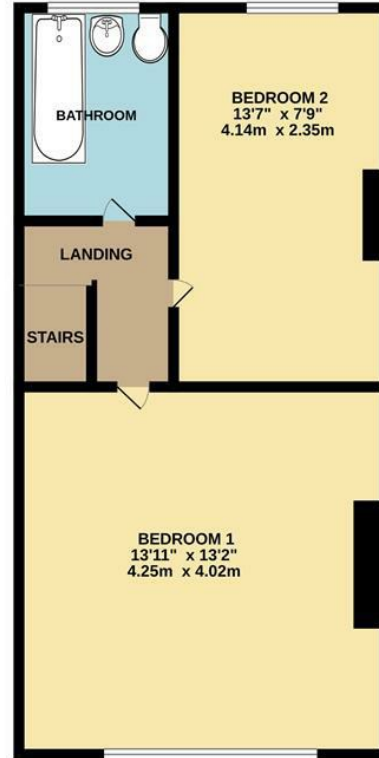
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	86
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PLEASE 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
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TWO BED MID TERRACED.

TOTAL FLOOR AREA: 702 sq.ft. (65.2 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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