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61 Durnford Street, Middleton



- Exceptionally Well Presented Two Bed Extended Mid Terraced
 - Gas Central Heated / uPVC Double Glazed
 - Lounge / Extended Dining Kitchen
 - Three-Piece Bathroom / Converted Loft Space
 - Walled And Paved Front Garden
- Rear Patio Leading To Established Lawned Garden

£225,000

Exceptionally well presented two bed extended mid terraced with access via ladders to the converted loft space (no building regs - storage only). This super property briefly comprises of gas central heating, uPVC double glazed windows, lounge and extended dining kitchen. The first floor affords two bedrooms, a three piece bathroom and access to the spacious loft room with two sky-light windows. Externally to the front is a walled and block paved garden and to the rear a paved patio leading to an established lawned garden with borders housing a variety of mature plants and shrubs. There is also a useful large store at the foot of the garden ideal for garden equipment. 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

HALL

Entrance hallway with laminated wooden flooring and radiator.

LOUNGE

4.99m x 4.21m (16'4" x 13'9")

Bay fronted lounge to the front aspect with living flame gas fire set within feature surround, T.V point, coved ceiling and carpet flooring.



EXTENDED DINING KITCHEN

6.40m x 4.48m (20'11" x 14'8")

Spacious extended dining kitchen and living area comprising of living flame gas fire set within feature surround. Open plan to the kitchen area comprising of a range of wall and base units incorporating one and a half bowl stainless steel sink, breakfast bar incorporating five ring gas hob, electric double oven, integrated microwave oven, dishwasher, automatic washing machine, T.V point, tiled flooring, vaulted ceiling with sky-light windows and spotlights. External access.



FIRST FLOOR

BEDROOM 1

4.58m x 3.36m (15'0" x 11'0")

Front aspect with T.V point, coved ceiling, carpet flooring and radiator. Access to drop down ladders leading to the converted loft space which has two-sky-light windows, carpet flooring and generous storage in the eaves.



BEDROOM 2

3.61m x 2.69m (11'10" x 8'9")

Rear aspect with fitted wardrobes incorporating dressing table and shelving, laminate flooring and radiator.



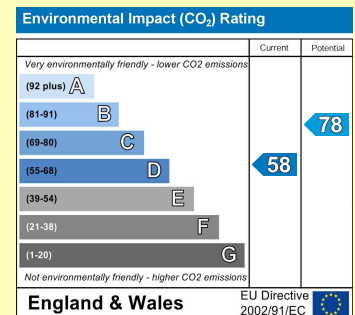
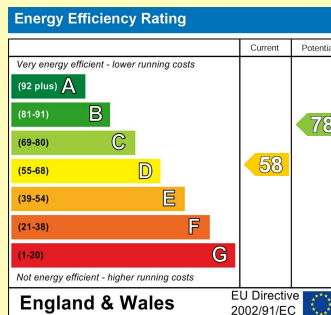
BATHROOM

Three-piece bathroom comprising of panelled bath with shower above, vanity wash-basin, low-level W.C, fully tiled walls, laminate flooring and radiator.



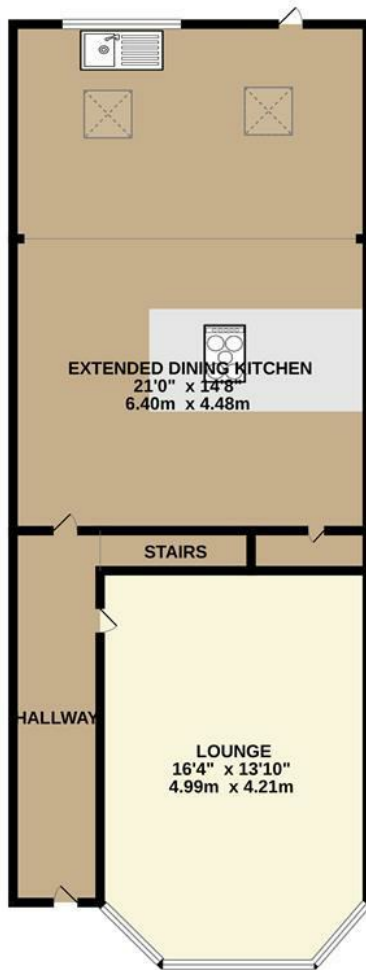
OUTSIDE

Externally to the front is a walled and block paved garden and to the rear a paved patio leading to an established lawned garden with borders housing a variety of mature plants and shrubs. There is also a useful large store at the foot of the garden ideal for garden equipment.



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
560 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TWO BED EXTENDED MID TERRACED

TOTAL FLOOR AREA: 967 sq.ft. (89.8 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 listed and no guarantee as to their operability or efficiency can be given.
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