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16 Durnford Street, Middleton



- Spacious THREE DOUBLE Bed Terraced In Excellent Order Throughout
  - Gas Central Heating / Double Glazed Windows / Cellar Storage
  - Lounge / Dining Room / Large Kitchen With Open Plan To Store
    - Three-Piece Bathroom
  - Paved Gardens To The Front And Rear

£225,000

Spacious THREE DOUBLE bed mid terraced in excellent order throughout. Available with NO CHAIN. Briefly comprising of gas central heating, uPVC double glazed windows, two reception rooms, large kitchen with open access to storage and a fixed staircase to additional storage in the cellar. The first floor affords three double bedrooms and a three-piece bathroom. Externally to the front is a paved garden with steps to the entrance and to the rear an enclosed paved garden. 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 with feature stained glass window and laminate flooring.

### HALL

Spacious hallway with lincrusta coved ceiling, laminated wooden flooring and radiator. Staircase to the first floor and staircase to the cellar with good storage space.

### DINING ROOM

4.48m x 3.27m (14'8" x 10'8")

Front aspect with picture rail, laminated wooden flooring and radiator.



### LOUNGE

5.20m x 3.64m (17'0" x 11'11")

Rear aspect with coved ceiling and picture rail, living flame gas fire set within feature surround, laminated wooden flooring, T.V point and radiator. Double doors lead to the rear garden.



### KITCHEN

6.56m x 2.97m (21'6" x 9'8")

Rear aspect with a range of wall and base units incorporating stainless steel sink, induction hob with stainless steel extractor above, built in electric oven, space and plumbing for an automatic washing machine and dishwasher, part tiled walls, radiator, spotlights and laminate tiled flooring. External access and open access to good-sized storage.



## FIRST FLOOR

### BEDROOM 1

4.63m x 4.29m (15'2" x 14'0")

Front aspect with fitted wardrobes, T.V point, carpet flooring, picture rail and radiator.



### BEDROOM 2

4.66m x 2.87m (15'3" x 9'4")

Rear aspect with feature cast iron fire surround, T.V point, picture rail, carpet flooring and radiator.

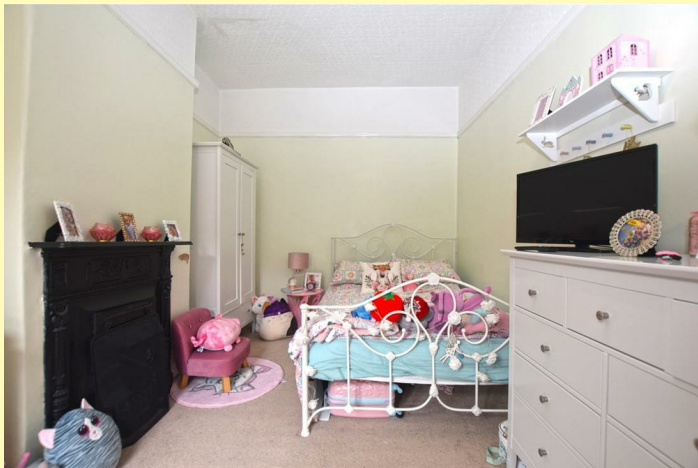
### BATHROOM

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



### OUTSIDE

Externally to the front is a paved garden with steps to the entrance and to the rear an enclosed paved garden.



### BEDROOM 3

3.60m x 2.73m (11'9" x 8'11")

Rear aspect with carpet flooring.

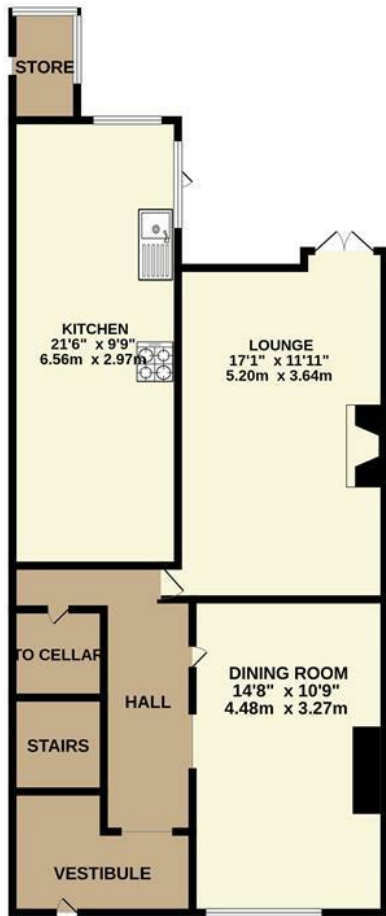


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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  
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



THREE BED MID TERRACED

TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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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