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## 4 Skiddaw Close, Middleton



- Well Presented THREE Bed Town House
- Gas Central Heating / uPVC Double Glazed Windows
  - Lounge And Dinning Kitchen
  - Down-Stair W.C / Three Piece Bathroom
- Hard Standing Driveway / Enclosed Paved And "Astroturf" Lawned Garden

£215,000

Well presented THREE bed townhouse with off road parking and enclosed "Astroturf" paved rear garden. Briefly comprising of gas central heating, uPVC double glazed windows, entrance hall, down-stair W.C, lounge and dining kitchen. The first floor affords the three bedrooms and a three-piece bathroom. Externally to the front is a hardstanding driveway with space to off road park and to the rear is a pleasant enclosed paved and "Astroturf" lawned garden. Conveniently situated with easy access to local shops, schools and facilities, also ideal for transport links and the M60 motorway network.

## **GROUND FLOOR**

### **HALL**

Entrance hallway with laminated wooden flooring, radiator and staircase rising to the first floor.

### **W.C**

Low level W.C and vanity wash basin with laminated wooden flooring and radiator.

### **LOUNGE**

4.20m x 3.52m (13'9" x 11'6")

Front aspect with wall mounted electric fire, coved ceiling, wall mounted T.V point, laminated wooden flooring, under stair storage cupboard and radiator. Open plan access to the dining kitchen.



### **DINING KITCHEN**

4.53m x 2.74m (14'10" x 8'11")

Rear aspect with a range of wall and base units incorporating a "Bellfast" sink, gas hob with stainless steel extractor above, built in electric oven and grill, integrated dishwasher, space and plumbing for an automatic washing machine, part tiled walls, spotlights, laminated wooden flooring and radiator. Open plan access to the dining area and double doors to the rear garden.



## **FIRST FLOOR**

### **BEDROOM 1**

3.69m x 2.46m (12'1" x 8'0")

Front aspect with carpet flooring and radiator.



### **BEDROOM 2**

3.32m x 2.49m (10'10" x 8'2")

Rear aspect with laminated wooden flooring, T.V point and radiator.



### BEDROOM 3

2.88m x 2.01m (9'5" x 6'7")

Front aspect with carpet flooring and radiator.

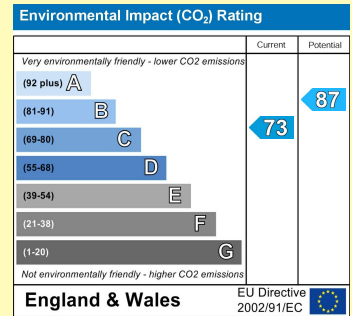
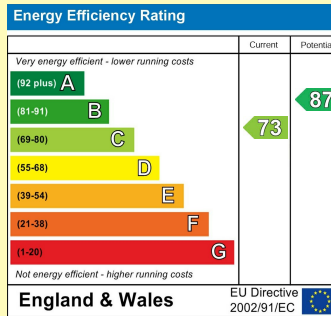
### BATHROOM

Three piece bathroom comprising of bath, toilet and sink, part tiled walls, laminate flooring and heated towel rail.



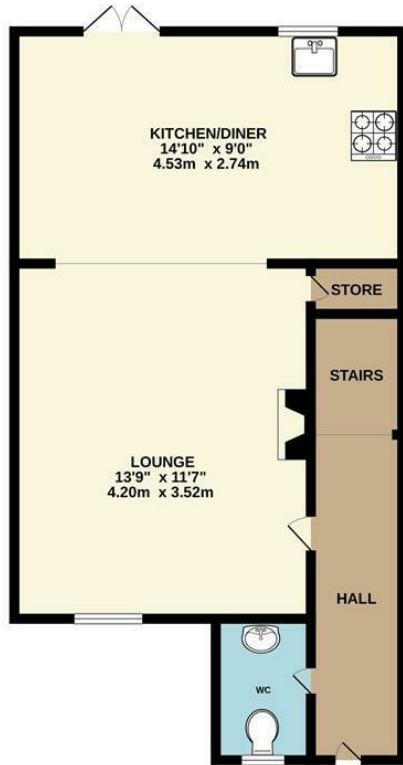
### OUTSIDE

Externally to the front is a hardstanding driveway with space to off road park and to the rear is a pleasant enclosed paved and "Astroturf" lawned garden

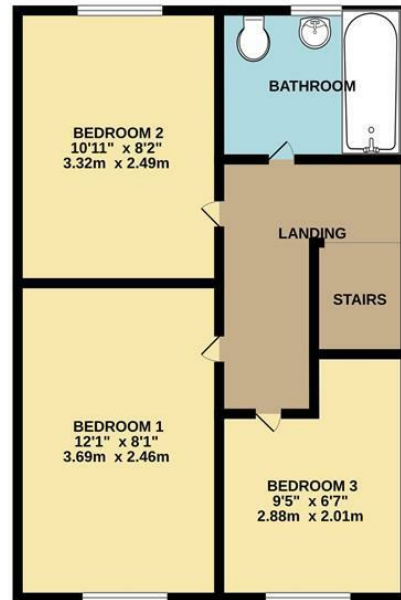


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



3 BED TOWN HOUSE

TOTAL FLOOR AREA: 724 sq.ft. (67.3 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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