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40 Clough Road, Middleton



- Deceptively Spacious THREE Bed, TWO Bathroom Semi Detached Over Three Storeys
 - Large Dining Kitchen / Ground Floor Bedroom And Bathroom
- First Floor Kitchenette / Lounge / Two Bedrooms / Shower Room And Conservatory
 - Large Loft Space And "Walk In" Dressing Room
 - Driveway Providing Off Road Parking
- Stunning Rear Tiered Lawned And Decked Garden With Patios And BBQ Area

£290,000

Deceptively spacious THREE bed, TWO BATHROOM semi detached set over three storeys with a fabulous rear tiered, decked and lawned garden with patio areas. This stunning property is presented to a very high standard with quality fixtures and fittings throughout. Briefly comprising of gas central heating, uPVC double glazed windows, front entrance leading directly into a very spacious dining kitchen with separate storage room, staircase leading to the first floor and access to the ground floor bedroom and three-piece bathroom. The first floor affords a very useful kitchenette, inner hallway with access to the lounge, two further bedrooms, conservatory and shower room. A fixed staircase from bedroom two leads to the converted loft space which houses a spacious loft room with storage, sky light windows and access to a "walk in" dressing room. Externally to the front is a lawned area, pathway to the entrance and a pressed concrete driveway with space to off road park. There is gated access down the side with steps up providing access to the very large rear garden which has a full width decked patio leading out from the conservatory with wooden steps and feature side borders leading up to the second tier housing two further decked patio areas and a paved BBQ area. The gazebo/bar at the foot of the garden is not included in the sale. There is also a large sloping lawned garden leading to another decked patio and a useful garden shed. A unique peaceful garden with extensive space to enjoy wildlife, relax and entertain.

Conveniently situated for access to local shops, schools and facilities, also ideal for Middleton town centre, transport links and the M60 motorway network.

GROUND FLOOR

DINING KITCHEN

5.64m x 3.89m (18'6" x 12'9")

Large dining kitchen to the front aspect with a range of modern wall and base with granite work-surfaces incorporating inset sink, breakfast bar, five ring gas hob with stainless steel extractor above, built in electric oven and microwave, integrated fridge/freezer, washing machine and dishwasher, spotlights, tiled flooring and tall radiator. Open plan access to staircase leading to the first floor.



STORAGE

3.17m x 2.17m (10'4" x 7'1")

Rear aspect with a range of base units, space for condensing dryer and laminate flooring.

BEDROOM 1

4.83m x 2.62m (15'10" x 8'7")

Front aspect with carpet flooring, T.V point and radiator. Access to en-suite bathroom.



EN-SUITE BATHROOM

Three-piece suite comprising of bath with shower off mixer taps, vanity wash-basin, low-level W.C, fully tiled walls and flooring, clad ceiling with spotlights and heated towel rail.

FIRST FLOOR

KITCHENETTE

3.64m x 2.07m (11'11" x 6'9")

Rear aspect with a range of base units incorporating granite work-surfaces and cupboards below, inset sink, tiled flooring and double doors leading to the rear garden and patios.

LOUNGE

4.27m x 3.66m (14'0" x 12'0")

Front aspect with inset living flame gas fire, polished wooden flooring, wooden shutter blinds, coved ceiling, T.V point and radiator.



BEDROOM 3

2.88m x 2.62m (9'5" x 8'7")

(currently used as a second reception area) Rear aspect with coved ceiling, radiator and laminate flooring. Access to the conservatory.



CONSERVATORY

2.70m x 2.53m (8'10" x 8'3")

Rear aspect with laminate flooring, and radiator. Access and pleasant views over the rear garden and patios.

BEDROOM 2

3.78m x 2.88m (12'4" x 9'5")

Front aspect with carpet flooring, T.V point and radiator. Staircase leading to the converted loft bedroom.



SHOWER ROOM

Three-piece shower room comprising of shower cubicle, vanity wash-basin with fitted cupboards below and attached low-level W.C, radiator and fully tiled walls and flooring.

SECOND FLOOR

LOFT ROOM

4.64m x 3.63m (15'2" x 11'10")

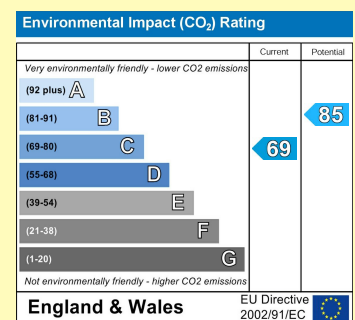
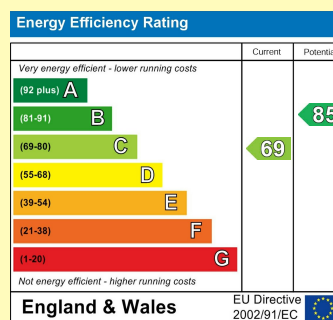
Spacious loft room with four sky-light windows, carpet flooring, storage in the eaves and radiator. Access to the dressing room.

DRESSING ROOM

"Walk in" dressing room with fixed storage and hanging space.

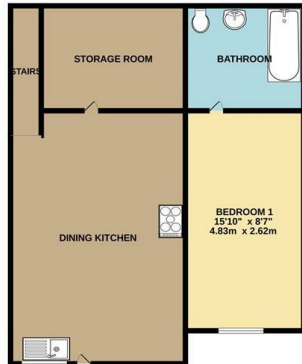
OUTSIDE

Externally to the front is a lawned area, pathway to the entrance and a pressed concrete driveway with space to off road park. There is gated access down the side with steps up providing access to the very large rear garden which has a full width decked patio leading out from the conservatory with wooden steps and feature side borders leading up to the second tier housing two further decked patio areas and a paved BBQ area. There is also a large sloping lawned garden leading to another decked patio and a useful garden shed. A unique peaceful garden with extensive space to enjoy wildlife, relax and entertain.



*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***

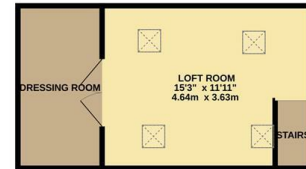
GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



2ND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA : 1411 sq.ft. (131.1 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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