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18 Abbotsford Drive, Middleton



- Two Bed Semi Detached True Bungalow
- Gas Central Heated / uPVC Double Glazed Windows
 - Lounge / Kitchen And Three-Piece Bathroom
- Conservatory / Driveway Providing Off Road Parking
 - Gardens To The Front And Rear
- Open Farmland Views / Available With NO CHAIN

Offers In Excess Of £225,000

NO CHAIN - Two bed semi detached true bungalow with conservatory, off road parking and gardens to the front and rear. This super property briefly comprises of gas central heating, uPVC double glazed windows, lounge, kitchen and conservatory to the rear with delightful farmland views. There are also two bedrooms and a three-piece bathroom. Externally to the front is a paved front garden with borders and a tarmacadam driveway affording off road parking. To the rear is an enclosed lawned garden with a raised decked patio and a useful timber garden shed. Situated in the Silver Birch area of Middleton with access to local shops and facilities, Middleton town centre, transport links and convenient for the M60 motorway network.

HALL

Hallway with radiator and carpet flooring.

LOUNGE

5.05m x 3.56m (16'6" x 11'8")

Front aspect with electric fire set within feature surround, coved ceiling, carpet flooring and radiator.



KITCHEN

3.35m x 3.21m (10'11" x 10'6")

Fitted kitchen with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with extractor above, built in electric oven, space for washing machine, tiled flooring and part tiled walls.



CONSERVATORY

3.0m x 3.0m (9'10" x 9'10")

Rear aspect with laminated wooden flooring and radiator.

BEDROOM 1

3.35m x 3.21m (10'11" x 10'6")

Rear aspect with coved ceiling, carpet flooring and radiator.



BEDROOM 2

2.66m x 2.59m (8'8" x 8'5")

Rear aspect with carpet flooring and radiator.



BATHROOM

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



OUTSIDE

Externally to the front is a paved front garden with borders and a tarmacadam driveway affording off road parking. To the rear is an enclosed lawned garden with a raised decked patio and a useful timber garden 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		
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		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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
668 sq.ft. (62.0 sq.m.) approx.



TWO BED SEMI DETACHED BUNGALOW

TOTAL FLOOR AREA: 668 sq.ft. (62.0 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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