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54 Summerfield Drive, Middleton



- Well Presented Three Bed Semi Detached With A Double Side Extension
  - Gas Central Heated / uPVC Double Glazed
  - Spacious Extended Lounge / Dining Kitchen And Conservatory
- En-Suite To Master Bedroom / Separate Three-Piece Shower Room
  - Block Paved Driveway / Rear Patio And Lawned Garden

£260,000

Three bed semi detached with a double side extension and conservatory to the rear. In good order throughout. Briefly comprising of gas central heating, uPVC double glazed windows, entrance porch, extended lounge, dining kitchen and conservatory. The first floor affords the three bedrooms, the master with an en-suite shower room and a separate three-piece bathroom. Externally to the front is a block paved driveway affording off road parking and to the rear is a patio area leading to an enclosed lawned garden. Situated in the well regarded Boarshaw area of Middleton with convenient access to local shops, Middleton town centre, transport links and ideal for access to the M60 motorway network.

## **GROUND FLOOR**

### **PORCH**

Enclosed entrance porch with tiled flooring.

### **LOUNGE**

8.66m x 5.98m (28'4" x 19'7")

Front aspect with laminated wooden flooring, wall mounted electric fire, two radiators and staircase rising to the first floor.



with extractor above, under-stair storage cupboard, tiled flooring and radiator. Access to conservatory.



### **CONSERVATORY**

3.91m x 2.42m (12'9" x 7'11")

Rear aspect with tiled flooring and radiator. Access to the rear garden.



## **FIRST FLOOR**

### **BEDROOM 1**

4.28m x 3.47m (14'0" x 11'4")

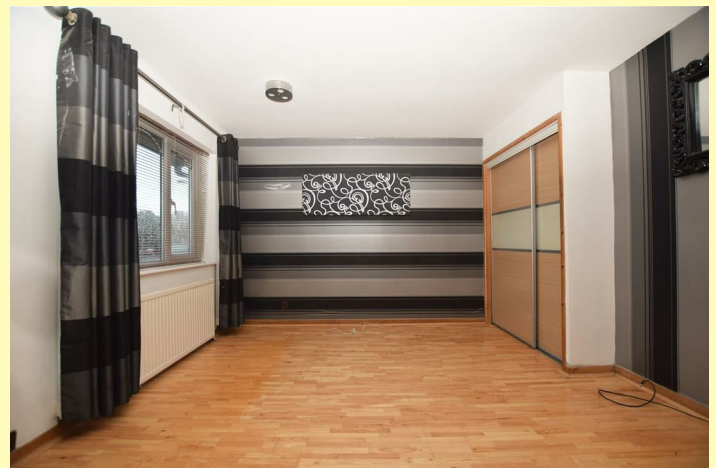
Front aspect with fitted wardrobes, laminated wooden flooring and radiator.



### **DINING KITCHEN**

4.32m x 2.63m (14'2" x 8'7")

Rear aspect with a range of wall and base units incorporating stainless steel sink, hot-point induction hob





**EN-SUITE**

Three-piece en-suite comprising of shower cubicle with rain shower, vanity wash-basin, low-level W.C, part tiled walls, tiled flooring and heated towel rail.

**BEDROOM 2**

3.54m x 2.64m (11'7" x 8'7")

Rear aspect with laminated wooden flooring and radiator.



**BEDROOM 3**

4.35m x 1.67m (14'3" x 5'5")

Rear aspect with laminated wooden flooring and radiator.



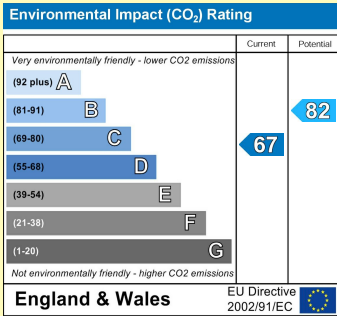
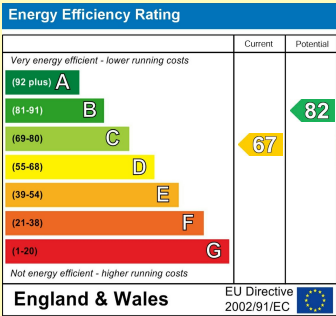
**BATHROOM**

Three-piece bathroom comprising of bath, vanity wash-basin, low-level W.C, laminate flooring and heated towel rail.



**OUTSIDE**

Externally to the front is a block paved driveway affording off road parking and to the rear is a patio area leading to an enclosed lawned garden.

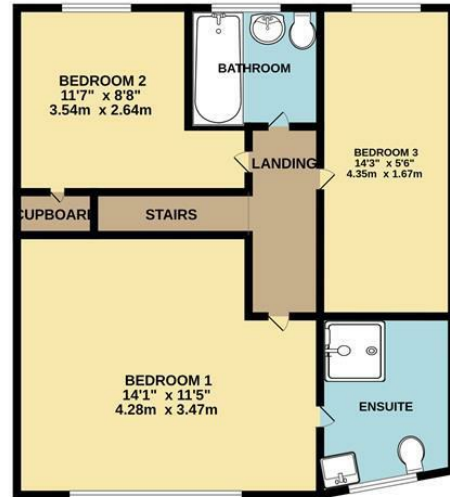


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA : 1123 sq.ft. (104.3 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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