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20 Violet Way, Middleton



- Well Presented Two Bed Semi Detached True Bungalow
 - Gas Central Heated / uPVC Double Glazed
- Lounge / Kitchen / Three-Piece Shower Room And Conservatory
- Lawned Front Garden And Driveway Providing Off Road Parking
- Rear Patio And Raised Bed Garden With Views Overlooking Rochdale Canal

£225,000

Well presented two bed semi detached true bungalow with conservatory and lovely views overlooking Rochdale canal. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, kitchen, two bedrooms, three-piece shower room and conservatory leading to the garden. Externally to the front is a lawned garden and a flagged driveway extending down the side affording generous off road parking. Gated access leads to a good-sized patio area and raised soil beds housing a variety of plant and shrubs. At the foot of the garden there is access and delightful views over Rochdale canal. Situated in a very pleasant cul-de-sac with access to local shops and facilities, Middleton town centre, transport links and ideal for access to the M60 motorway network.

HALL

Entrance hall with carpet flooring and radiator.

LOUNGE

5.18m x 3.23m (16'11" x 10'7")

Front aspect with bay window, electric fire set within feature surround, coved ceiling, T.V point, spotlights, carpet flooring and radiator.



KITCHEN

3.08m x 2.20m (10'1" x 7'2")

Front aspect with a range of wall and base units incorporating stainless steel sink, gas hob with extractor above, built in electric oven, part tiled walls and laminate flooring.



CONSERVATORY

4.94m x 1.94m (16'2" x 6'4")

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



SHOWER ROOM

Three-piece shower room comprising of corner shower cubicle, vanity wash-basin with fitted cupboards below and attached low-level W.C, laminate flooring and heated towel rail.



BEDROOM 1

3.57m x 3.03m (11'8" x 9'11")

Rear aspect with fitted wardrobes, cupboards and matching bedside cabinets, T.V point, carpet flooring and radiator.



BEDROOM 2

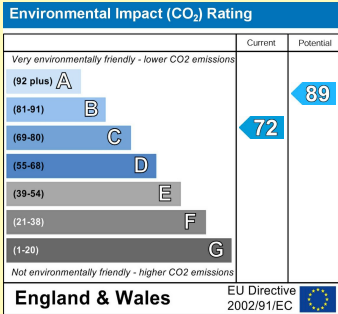
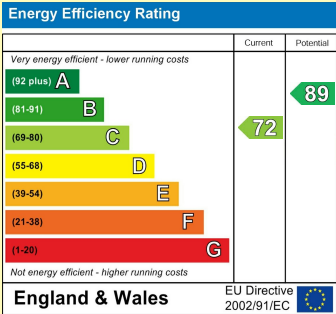
2.85m x 2.40m (9'4" x 7'10")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



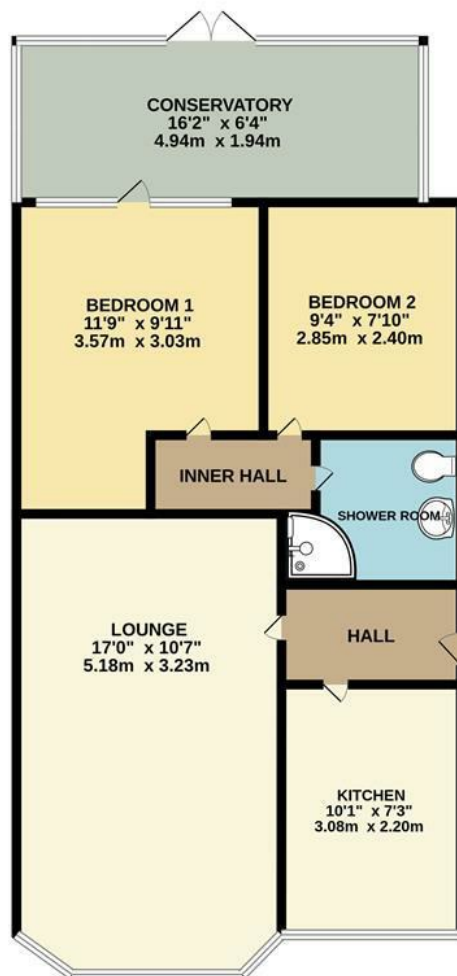
OUTSIDE

Externally to the front is a lawned garden and a flagged driveway extending down the side affording generous off road parking. Gated access leads to a good-sized patio area and raised soil beds housing a variety of plant and shrubs. At the foot of the garden there is access and delightful views over Rochdale canal.



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
651 sq.ft. (60.5 sq.m.) approx.



TWO BED SEMI DETACHED BUNGALOW

TOTAL FLOOR AREA: 651 sq.ft. (60.5 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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Telephone: 0161 655 4113

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