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## Flat 14, Glebe House Rochdale Road, Middleton



- One Bed, Third Floor Apartment
- Gas Central Heated / uPVC Double Glazed
  - Lounge / Kitchen And Bathroom
  - Communal Lawned Gardens
  - NO CHAIN

£80,000

Smartly Presented One Bed 3rd Floor Apartment. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, kitchen and bathroom. Externally are lawned communal gardens.

Conveniently located for access to Middleton Town Centre with its range of shops and facilities and with easy access to the M60 motorway network.

**ENTRANCE**

Entrance intercom and staircase rising to the third floor,

**HALL**

Hallway with laminated wooden floor covering, meter cupboards and radiator.

**LOUNGE**

4.4m x 2.8m (14'5" x 9'2")

Front aspect with laminated wooden floor covering, radiator and telephone point.



**KITCHEN**

3.3m x 1.6m (10'9" x 5'2")

Front aspect with a range of wall and base units incorporating stainless steel sink, gas hob, built in electric oven, wall mounted worcester boiler, radiator and laminated wooden floor covering.



**BEDROOM**

3.0m x 2.2m (9'10" x 7'2")

Rear aspect with laminated wooden floor covering and radiator.



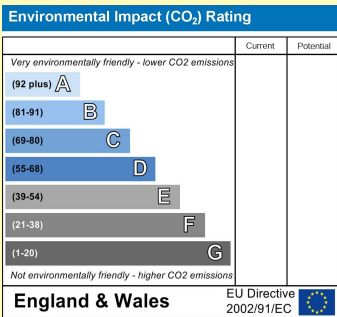
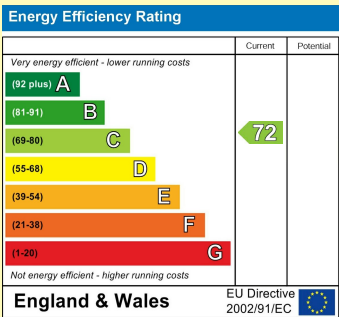
**BATHROOM**

Three-piece bathroom comprising of cast iron bath with shower off mixer taps, vanity wash-basin, low-level W.C, tiled walls, vinyl flooring and radiator.



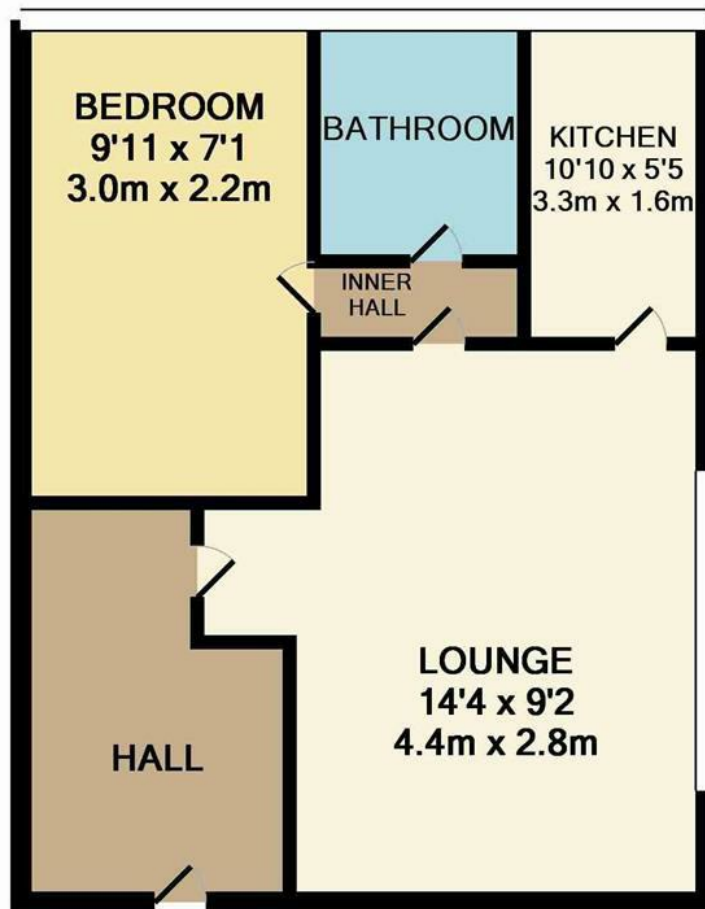
**OUTSIDE**

Communal communal gardens.



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**





**14 GLEBE HOUSE**  
**TOTAL APPROX. FLOOR AREA 322 SQ.FT. (29.9 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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