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201 Rowrah Crescent, Middleton



- Three Bed End Townhouse With Golf Course Views To The Rear
 - Gas Central Heating / uPVC Double Glazed
 - Sunshine Lounge / Kitchen And Down-Stair W.C.
 - Two-Piece Bathroom / Separate W.C
 - Lawned Gardens To The Front And Rear

£200,000

Three bed end townhouse with views overlooking North Manchester golf course to the rear. Briefly comprising of gas central heating, double glazed windows, sunshine lounge, kitchen and a useful down-stair W.C. The first floor affords three bedrooms, a two-piece bathroom and a separate W.C. Externally to the front is a lawned garden and path to the entrance. To the rear is an enclosed lawned garden and patio and lovely golf course views. Situated in the Langley area of Middleton ideal for access to local shops and facilities, easy access to Middleton town centre, transport links and convenient for the M60 motorway network.

GROUND FLOOR

HALL

Hallway with tiled flooring and staircase rising to the first floor.

W.C

Useful down-stair W.C with vanity wash-basin and fitted cupboard below, spotlights, tiled flooring and radiator.



LOUNGE

6.03m x 3.51m (19'9" x 11'6")

Front to rear aspect with flush fitting gas fire, tiled flooring and radiator.



KITCHEN

3.49m x 3.01m (11'5" x 9'10")

Rear aspect with a range of wall and base units incorporating one and a half bowl sink, gas hob with extractor above, built in electric oven, space and plumbing for an automatic washing machine, tiled flooring and radiator.



FIRST FLOOR

BEDROOM 1

4.01m x 3.41m (13'1" x 11'2")

Front aspect with T.V point, carpet flooring and radiator.



BEDROOM 2

3.99m x 3.08m (13'1" x 10'1")

Front aspect with T.V point, carpet flooring and radiator.



BEDROOM 3

2.53m x 2.28m (8'3" x 7'5")

Rear aspect with fitted cupboard, laminated wooden flooring and radiator.



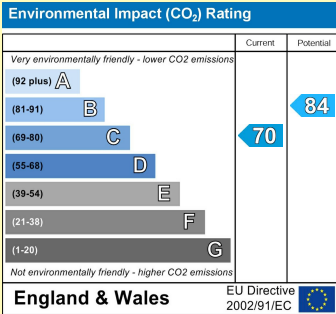
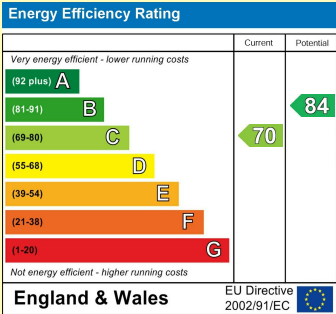
BATHROOM

Two-piece bathroom comprising of bath, vanity wash-basin with fitted cupboard below, fully tiled walls, tiled flooring and heated towel rail.



OUTSIDE

Externally to the front is a lawned garden and path to the entrance. To the rear is an enclosed lawned garden and patio and lovely golf course views.

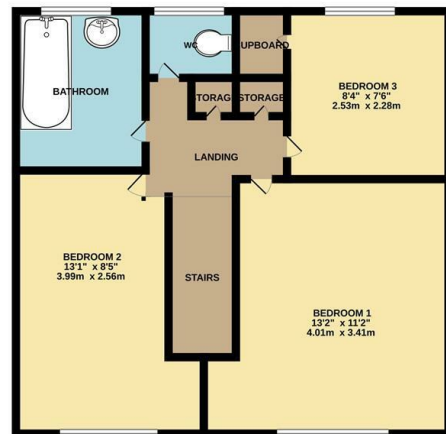


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



THREE BED END TOWNHOUSE

TOTAL FLOOR AREA: 804 sq.ft. (74.7 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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