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45 Parsons Drive, Middleton



- Extended Three Bed Semi Detached "In Need Of Upgrading"
  - Double Glazed Windows and fully rewired in 2022
  - Lounge / Kitchen And Extended Rear Dining Area
- Extended Bedroom To The Rear / Two Further Bedrooms And Bathroom
  - Driveway / Detached Garage
  - Lawned Gardens To The Front And Rear

£230,000

Extended three bed semi detached with driveway, lawned gardens to the front and rear and a detached garage. In need of upgrading but offering an excellent opportunity to develop this spacious family home to personal specifications. Briefly comprising of double glazed windows, (full re-wire Sept 2022) entrance porch, bay fronted lounge, kitchen and an extended dining area with sliding door to the rear garden. The first floor affords an extended bedroom to the rear, a bay fronted double bedroom to the front, a rear single bedroom and a three-piece bathroom. Externally to the front is a sloping tarmac driveway providing off road parking and a lawned garden with soil borders. Access down the side leads to a detached garage and enclosed lawned garden. The property was fully rewired in 2022. Situated in a sought after position overlooking a central green and affording convenient access to local shops, schools and amenities and ideal for access to Middleton town centre, transport links and the M60 motorway network.

## **GROUND FLOOR**

### **PORCH**

Enclosed porch with laminate flooring.

### **HALL**

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

### **LOUNGE**

4.31m x 3.50m (14'1" x 11'5")

Front aspect with bay window, gas fire and carpet flooring.



### **KITCHEN**

5.47m x 2.41m (17'11" x 7'10")

Rear aspect 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, built in fridge/freezer, space and plumbing for washing machine and laminate flooring. Open plan to dining area.



### **DINING AREA**

2.94m x 2.93m (9'7" x 9'7")

Rear aspect with carpet flooring and sliding patio doors leading to the rear garden.



## **FIRST FLOOR**

### **BEDROOM 1**

5.73m x 2.90m (18'9" x 9'6")

Rear aspect with fitted wardrobes and carpet flooring.



### **BEDROOM 2**

4.0m x 3.25m (13'1" x 10'7")

Front aspect with fitted cupboard and carpet flooring.





### BEDROOM 3

2.34m x 2.15m (7'8" x 7'0")

Rear aspect with fitted cupboard and carpet flooring.

### BATHROOM

Three-piece bathroom comprising of bath, sink, low-level W.C and cupboard housing water tank.



### OUTSIDE

Externally to the front is a sloping tarmacadam driveway providing off road parking and a lawned garden with soil borders. Access down the side leads to a detached garage and enclosed lawned garden.



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		

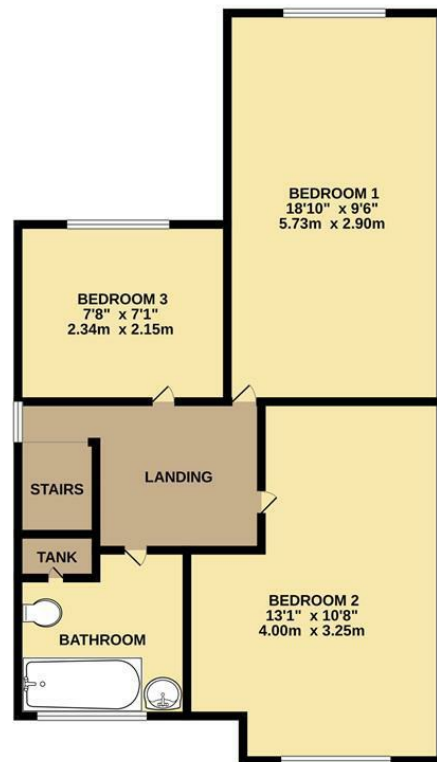
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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  
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 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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