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155 Grimshaw Lane, Middleton



- Very Well Presented Three Bed Detached
- Large Sunshine Lounge / Down-Stairs W.C / Kitchen
 - Conservatory / Four-Piece Family Bathroom
- Tarmacadam Driveway / Attached Garage And Lawned Front Garden
 - Rear Patio / Mature Rear Lawned Garden

Offers In Excess Of £330,000

Very well presented three bed detached constructed circa 1960. Set in an elevated position set back from the road affording a good deal of privacy and benefiting from a large mature rear garden. Briefly comprising of gas central heating, uPVC double glazing, spacious hallway, downstairs W.C, large sunshine lounge, kitchen and conservatory. The first floor affords two double bedrooms and a single plus a large four-piece bathroom. Externally to the front is a walled and hedged lawned garden with mature plants and shrubs and a tarmac driveway leading to an attached garage. There is access down either side of the property leading to a paved patio with railings and steps up to the enclosed lawned garden with an array of mature trees and shrubs. There is also access to the attached garage which has light and power. Conveniently situated for access to Middleton town centre and its range of shops and facilities, direct transport links to the city centre and ideal for the M60 motorway network.

GROUND FLOOR

PORCH

Enclosed entrance porch with tiled flooring.

HALL

Spacious hallway with coved ceiling, under-stair storage, radiator and carpet flooring. Staircase rising to the first floor.

W.C

Useful down-stair low-level W.C with vanity wash-basin.

SUNSHINE LOUNGE

7.60m x 4.10m (24'11" x 13'5")

Large sunshine lounge with bay window, electric fire set within feature surround, coved ceiling, T.V point, carpet flooring and radiator.



CONSERVATORY

4.55m x 3.27m (14'11" x 10'8")

Side aspect with carpet flooring, T.V point and radiator. External access.



KITCHEN

3.82m x 3.27m (12'6" x 10'8")

Rear aspect with a range of wall and base units incorporating one and a half bowl resin sink, gas hob with extractor above, built in double electric oven, integrated dishwasher, integrated fridge/freezer, laminate flooring and external access.



FIRST FLOOR

BEDROOM 1

4.02m x 3.97m (13'2" x 13'0")

Front aspect with fitted wardrobes, coved ceiling, carpet flooring and radiator.



BEDROOM 2

4.15m x 3.31m (13'7" x 10'10")

Rear aspect with fitted wardrobes and dresser, coved ceiling, carpet flooring and radiator.



BEDROOM 3

2.95m x 2.71m (9'8" x 8'10")

Front aspect with fitted cupboard, carpet flooring and radiator.

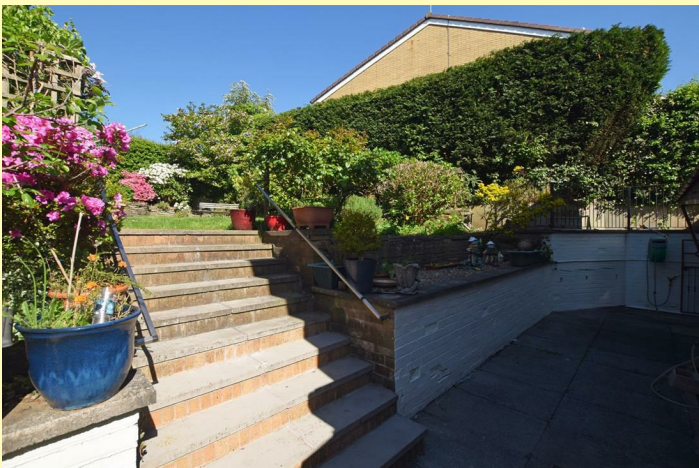


BATHROOM

Four-piece bathroom comprising of bath with shower off mixer taps, separate shower cubicle, sink, low-level W.C, part tiled walls and laminate flooring.

OUTSIDE

Externally to the front is a walled and hedged lawned garden with mature plants and shrubs and a tarmacadam driveway leading to an attached garage. There is access down either side of the property leading to a paved patio with railings and steps up to the enclosed lawned garden with an array of mature trees and shrubs. There is also access to the attached garage which has light and power.



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	68

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	68

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
1090 sq.ft. (101.2 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



THREE BED DETACHED

TOTAL FLOOR AREA : 1707 sq.ft. (158.6 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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