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8 Whitecroft Meadow, Middleton



- Well Presented Two Bed Ground Floor Apartment
 - Electric Heating / uPVC Double Glazed
 - Spacious Lounge And Kitchen
 - Three Piece Bathroom
- Resident Parking And Communal Gardens

£139,995

Well presented two bed ground floor apartment with resident parking and communal lawned gardens overlooking the river. Briefly comprising of uPVC double glazed windows, electric storage heaters, lounge, kitchen, two bedrooms and a three-piece bathroom. Externally there are private communal lawned gardens overlooking the River Irk and a designated resident parking bay. Conveniently located for Middleton town centre with its range of shops and facilities, transport links and within easy access of the M60 motorway network.

ENTRANCE

Secure communal entrance with intercom.

HALLWAY

Hallway leading to all accommodation with electric storage heaters and storage.

LOUNGE

4.52m x 3.60m (14'9" x 11'9")

Front aspect with electric fire set within surround, carpet flooring and electric storage heater.



KITCHEN

2.48m x 2.06m (8'1" x 6'9")

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



BEDROOM 1

3.33m x 3.09m (10'11" x 10'1")

Front aspect with fitted wardrobes, carpet flooring and electric storage heater.



BEDROOM 2

3.05m x 2.18m (10'0" x 7'1")

Front aspect with carpet flooring and electric storage heater.



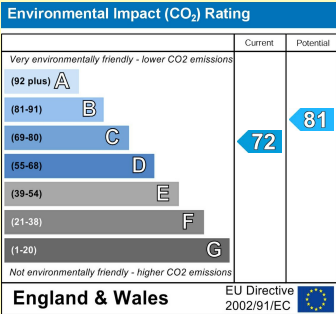
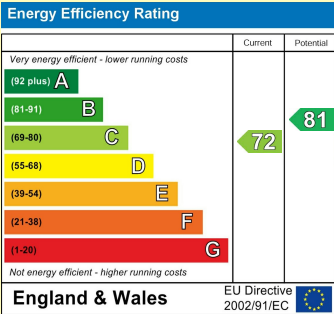
BATHROOM

Three-piece bathroom suite comprising of bath, sink, low-level W.C, part tiled walls, laminate flooring and heated towel rail.



OUTSIDE

Externally there are private communal lawned gardens overlooking the River Irk and a designated resident parking bay.



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
637 sq.ft. (59.2 sq.m.) approx.



TWO BED GROUND FLOOR APARTMENT

TOTAL FLOOR AREA : 637 sq.ft. (59.2 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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