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## 47 Nowell Court, Middleton



- Well Presented Two Bed Lower Ground Floor Apartment
- Gas Central Heated / uPVC Double Glazed Windows
  - Lounge / Kitchen And Three-Piece Shower Room
  - Communal Resident Parking
- Well Maintained Communal Gardens

£115,000

Well presented two bed lower ground floor apartment. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, kitchen, two bedrooms and a three-piece shower room. Externally are communal resident gardens and parking. Situated within close proximity of Middleton town centre with its range of shops and facilities, transport links and the M60 motorway network.

### **ENTRANCE**

Staircase to lower ground floor.

### **HALLWAY**

Hallway with access to accommodation and storage areas.

### **LOUNGE**

4.88m x 3.66m (16'0" x 12'0")

Front aspect with electric fire set within feature surround, carpet flooring and radiator. Access to kitchen.



### **KITCHEN**

2.73m x 2.43m (8'11" x 7'11")

Front aspect with a range of wall and base units incorporating stainless steel sink, cooker point with extractor above, space and plumbing for an automatic washing machine, wall mounted combi boiler, laminate flooring and radiator.



### **BEDROOM 1**

4.59m x 2.61m (15'0" x 8'6")

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



### **BEDROOM 2**

3.47m x 1.95m (11'4" x 6'4")

Rear aspect with laminated wooden flooring and radiator.



### **SHOWER ROOM**

Three-piece shower room comprising of shower cubicle, sink, low-level W.C, part tiled walls, laminated flooring and radiator.



### **OUTSIDE**

Externally are communal resident gardens and parking.



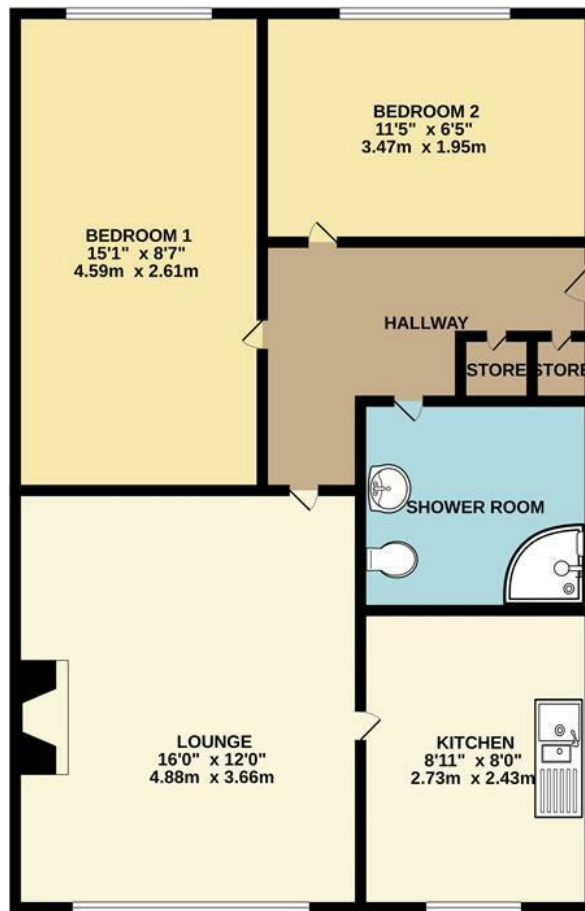


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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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  
614 sq.ft. (57.0 sq.m.) approx.



TWO BED LOWER GROUND FLAT

TOTAL FLOOR AREA: 614 sq.ft. (57.0 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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