



• mcgowan homes •

51 Mills Hill Road, Middleton



- Well Presented Two Bed Garden Terraced
 - Double Glazed Windows / Rear Porch
 - Lounge / Dining Kitchen
- Down-Stair Bathroom / Two Double Bedrooms
 - Enclosed Rear Patio Garden

By Auction £130,000

BEING SOLD VIA SECURE ONLINE BIDDING. TERMS & CONDITIONS APPLY STARTING BID £130,000

Very well presented two bed garden terraced. Briefly comprising of double glazed windows, vestibule entrance, lounge, dining kitchen, rear porch leading to a down-stair bathroom. The first floor affords two double bedrooms. Externally to the front is a paved feature garden with borders hosing flowers and shrubs and to the rear is an enclosed patio garden. Conveniently situated for local shops and facilities, Mills Hill train station, bus links and the M60 motorway network.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

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GROUND FLOOR

VESTIBULE

Vestibule entrance leading to...

LOUNGE

4.07m x 3.98m (13'4" x 13'0")

Front aspect with gas fire set within feature surround, coved ceiling, T.V point and carpet flooring.



DINING KITCHEN

4.17m x 3.96m (13'8" x 12'11")

Rear aspect with a range of wall and base units incorporating stainless steel sink, electric hob with extractor above, built in electric oven, space and plumbing for an automatic washing machine, electric fire set within surround, under-stair storage, part carpet and part laminate flooring. Access to rear porch.



REAR PORCH

1.80m x 1.68m (5'10" x 5'6")

Rear porch with external access and access to the bathroom.

BATHROOM

Three-piece bathroom comprising of bath, separate shower cubicle, low-level W.C, part tiled walls and tiled flooring.



FIRST FLOOR

BEDROOM 1

4.19m x 3.98m (13'8" x 13'0")

Front aspect with fitted cupboard and carpet flooring.



BEDROOM 2

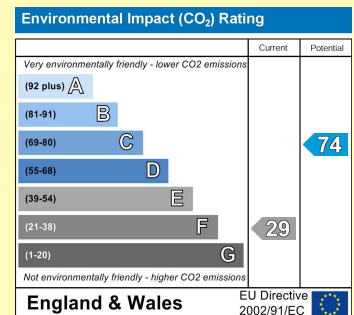
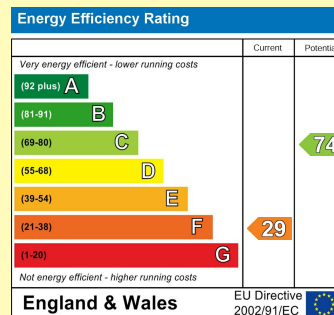
4.07m x 3.96m (13'4" x 12'11")

Rear aspect with fitted cupboard and carpet flooring.



OUTSIDE

Externally to the front is a paved feature garden with borders hosing flowers and shrubs and to the rear is an enclosed patio garden.

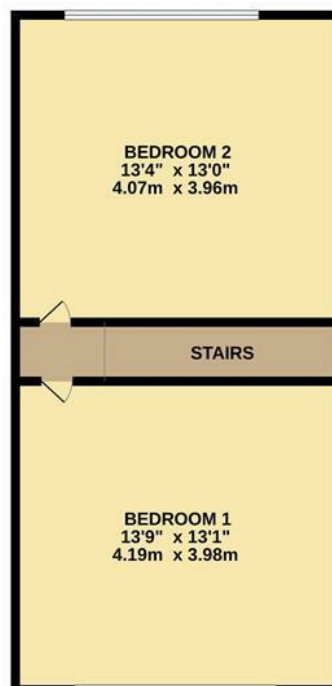


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TWO BED TERRACED

TOTAL FLOOR AREA: 853 sq.ft. (79.2 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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