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16 Oakway, Middleton



- Very Well Presented FOUR Bed Detached
- Spacious Lounge / Dining Area And Kitchen
- Large Rear Conservatory / Down-Stair W.C And Utility
 - Three-Piece Bathroom
- Block Paved Driveway / Integral Garage
- Rear "Astroturf" Lawned Garden And Decked Patio

Asking Price £350,000

WOW WOW STUNNING FOUR bed detached constructed by the well regarded builders Barratt Homes circa 1995. Positioned at the head of a cul-de-sac this super property briefly comprises of gas central heating, uPVC double glazed windows, lounge with open plan to a dining area and kitchen. There is also a useful down-stair W.C and utility room and a large conservatory at the rear opening out to the rear garden. The first floor affords four good-sized bedrooms and a three-piece family bathroom. Externally to the front is a block paved driveway with lawned areas either side and access to the integral garage with up and over door. There is gated access down either side which leads to an enclosed "Astroturf" lawned garden with borders and a large decked patio. Situated in a much sought after area with convenient access to local shops and facilities, well regarded schools, transport links to Middleton, Heywood and Manchester and within easy reach of the M60 motorway network.

GROUND FLOOR

PORCH

Entrance porch with tiled flooring and spotlights.

VESTIBULE

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

LOUNGE

4.12m x 3.12m (13'6" x 10'2")

Front aspect with wall mounted T.V point, spotlights, carpet flooring, under-floor storage and radiator. Open plan to dining area and kitchen.



DINING AREA

2.90m x 2.38m (9'6" x 7'9")

Rear aspect with carpet flooring, radiator, open plan to kitchen and access to the conservatory.

KITCHEN

2.99m x 2.90m (9'9" x 9'6")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with stainless steel extractor above, built in electric oven, built in wine-rack, laminate tile flooring and spotlights. Access to utility and W.C.



UTILITY

Side aspect with space and plumbing for washing machine, tile flooring and radiator. External access.

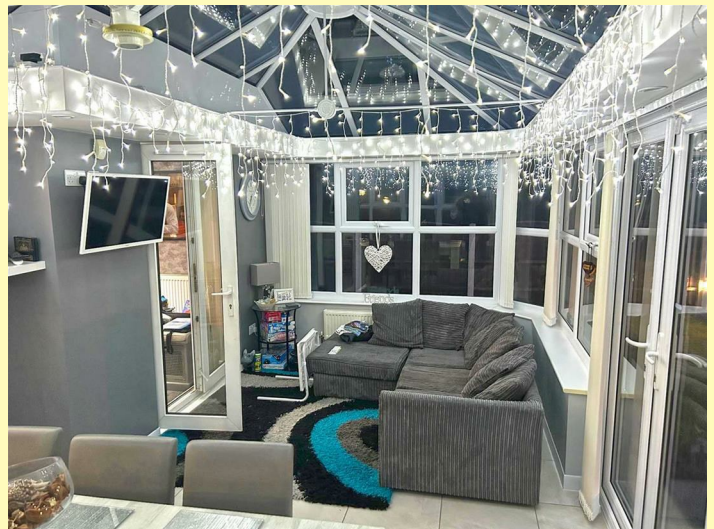
W.C

Low-level W.C with vanity wash-basin with fitted cupboard below, tile flooring and radiator.

CONSERVATORY

5.82m x 2.98m (19'1" x 9'9")

Rear aspect with wall mounted T.V point, tile flooring and two radiators. Access to the rear garden.



FIRST FLOOR

BEDROOM 1

3.70m x 3.01m (12'1" x 9'10")

Front aspect with T.V point, storage cupboard, laminate flooring and radiator.



BEDROOM 2

3.70m x 2.68m (12'1" x 8'9")

Front aspect with fitted wardrobes, wall mounted T.V point, laminated wooden flooring and radiator.



BEDROOM 3

3.17m x 2.10m (10'4" x 6'10")

Rear aspect with carpet flooring and radiator.



BEDROOM 4

2.68m x 2.68m (8'9" x 8'9")

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



BATHROOM

Three-piece suite comprising of bath with shower over, vanity wash-basin with fitted cupboards below, low-level W.C, part tiled walls, tile flooring and tall heated towel rail.

OUTSIDE

Externally to the front is a block paved driveway with lawned areas either side and access to the integral garage with up and over door. There is gated access down either side which leads to an enclosed "Astroturf" lawned garden with borders and a large decked patio.

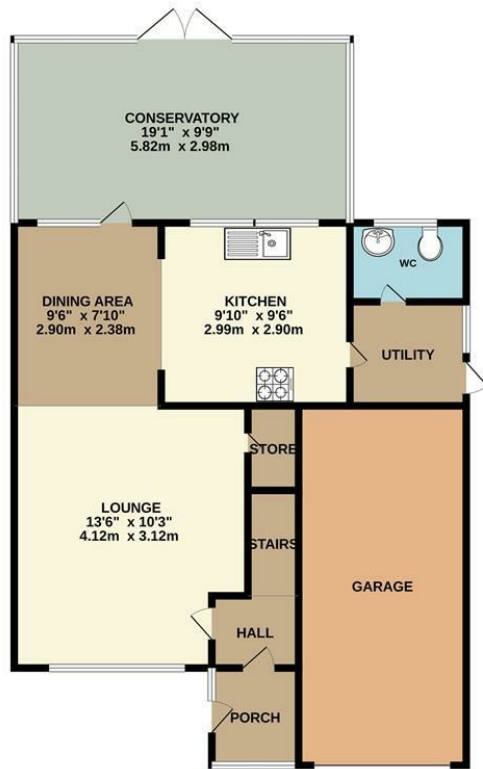


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

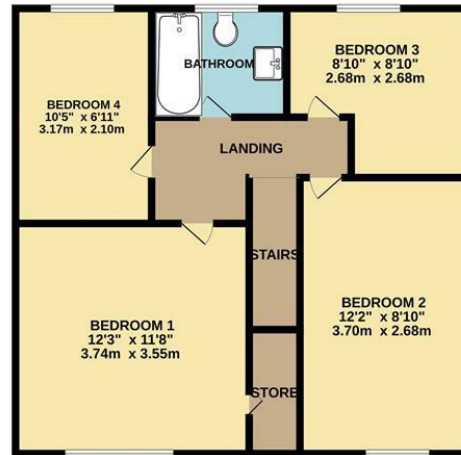
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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PLEASE 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
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



FOUR BED DETACHED

TOTAL FLOOR AREA: 1321 sq.ft. (122.7 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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