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46 Harold Street, Archer Park, Middleton



- Well Presented Two Bed Semi Detached
- Gas Central Heated / uPVC Double Glazed
 - Lounge / Dining Kitchen
 - Three-Piece Shower Room
- Driveway Affording Off Road Parking
 - Rear Lawned Garden And Patio

£195,000

Well presented two bed semi detached with driveway affording off road parking and lawned gardens to the front and rear. Ideal first time buyer's home. Briefly comprising of gas central heating, uPVC double glazed windows, lounge and dining kitchen. The first floor affords two bedrooms and a three piece shower room. Externally to the front there is a driveway affording off road parking with shingle beds. Gated access down the side leads to a flagged patio area and enclosed "Astroturf" lawned garden with a useful garden shed at the foot. Situated in the well-regarded area of Archer Park within walking distance of Middleton town centre and its range of shops and facilities, transport links and ideal for access to the M60 motorway network.

GROUND FLOOR

LOUNGE

3.67m x 3.34m (12'0" x 10'11")

Front aspect with laminated wooden flooring, radiator and access to storage cupboard.

DINING KITCHEN

3.66m x 3.61m (12'0" x 11'10")

Rear aspect with a range of wall and base units incorporating stainless steel sink, electric hob with stainless steel extractor above, built in electric oven, wall mounted combi boiler, space for an automatic washing machine, tiled laminate flooring and radiator. External access and staircase rising to the first floor.



FIRST FLOOR

BEDROOM 1

3.66m x 3.34m (12'0" x 10'11")

Front aspect with fitted wardrobes, laminated wooden flooring and radiator.



BEDROOM 2

3.29m x 1.81m (10'9" x 5'11")

Rear aspect with laminated wooden flooring and radiator.



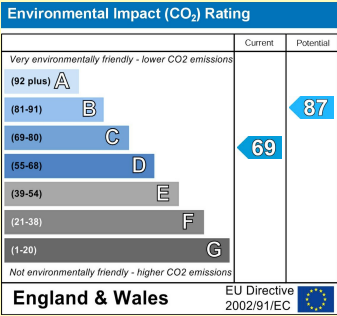
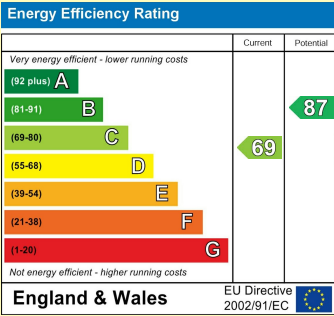
SHOWER ROOM

Three-piece shower room comprising of corner shower, vanity wash-basin, low-level W.C, vinyl flooring and radiator.



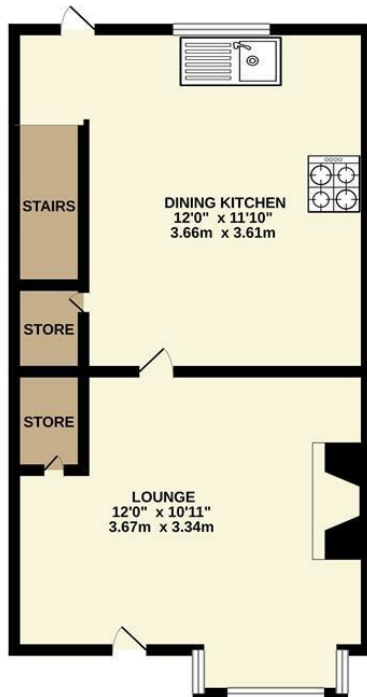
OUTSIDE

Externally to the front there is a driveway affording off road parking with shingle beds. Gated access down the side leads to a flagged patio area and enclosed "Astroturf" lawned garden with a useful garden shed at the foot.

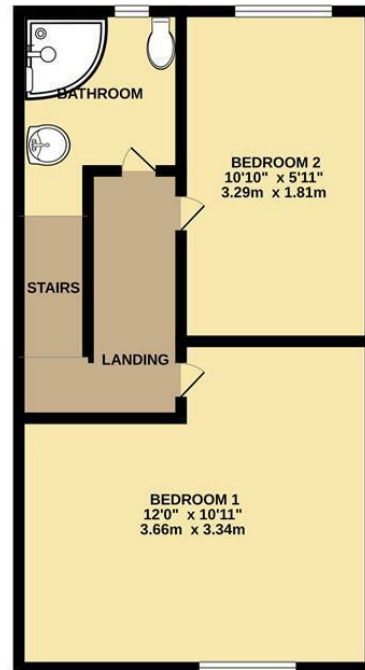


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TWO BED SEMI DETACHED

TOTAL FLOOR AREA : 521 sq.ft. (48.4 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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