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12 Hawkshead Drive, Middleton



- Substantial THREE Bed Semi Detached
- Double Glazed Windows / Electric Heating
- Spacious Lounge/ Kitchen And Rear Porch
 - Three-Piece Shower Room
- Lawned Gardens To The Front And Rear

Asking Price £175,000

Substantial THREE bed semi detached affording generous family accommodation with gardens to the front and rear. Briefly comprising of double glazing windows, electric heating, entrance hall, large lounge, kitchen and a useful rear porch. The first floor affords three good-sized bedrooms and a three-piece shower room. Externally to the front is a hedged lawned and pathway to the entrance. Access down the side leads to a large enclosed lawned garden with mature soil borders housing a variety of plants and shrubs. Situated in the Langley area of Middleton with convenient access to local shops, schools and facilities, easy access to Middleton town centre, transport links and the M60 motorway network.

GROUND FLOOR

HALL

Hallway with wall mounted electric heater, staircase rising to the first floor.

LOUNGE

5.48m x 4.59m (17'11" x 15'0")

Front aspect with electric fire set within surround, coved ceiling, T.V point, carpet flooring and electric wall heater. Access to kitchen.



KITCHEN

4.32m x 1.82m (14'2" x 5'11")

Rear aspect with a range of wall and base units incorporating stainless steel sink, cooker point, space and plumbing for an automatic washing machine and laminated wooden flooring. Access to rear porch.



REAR PORCH

2.04m x 1.93m (6'8" x 6'3")

Useful rear porch with access to large storage. External access.

FIRST FLOOR

BEDROOM 1

4.36m x 3.73m (14'3" x 12'2")

Front aspect with ceiling fan, carpet flooring and radiator.



BEDROOM 2

4.35m x 2.71m (14'3" x 8'10")

Rear aspect with coved ceiling and carpet flooring.



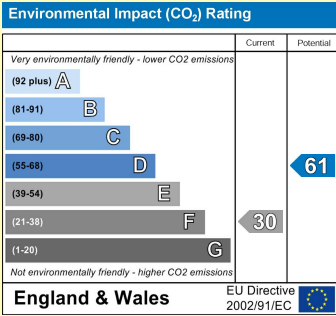
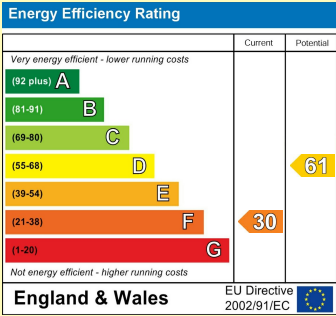
BEDROOM 3
2.98m x 2.11m (9'9" x 6'11")
Front aspect with carpet flooring.



SHOWER ROOM
Three-piece shower room comprising of shower cubicle, vanity wash-basin with fitted cupboard below, low-level W.C., part tiled walls and laminate flooring.

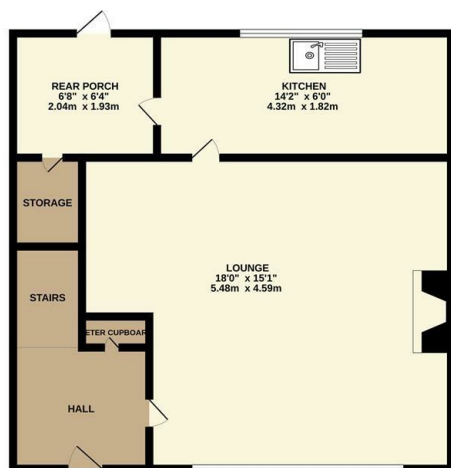


OUTSIDE
Externally to the front is a hedged lawned and pathway to the entrance. Access down the side leads to a large enclosed lawned garden with mature soil borders housing a variety of plants and shrubs.



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
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 880 sq.ft. (81.8 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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