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19 Addison Drive, Middleton



- Immaculately Presented FOUR Bed Semi Detached With Two Storey Extension
 - Refurbished Kitchen/Bathroom/ Floor Coverings And Decor
- Lounge / Dining Area / Separate Sitting Room And Extended Kitchen
 - Side Porch And Down-Stair W.C / Three Piece Bathroom
 - Detached Garage / Large Block Paved Driveway
 - Good Sized Rear Lawned Garden With Patio Areas

Offers In The Region Of £349,995

Immaculate FOUR bed semi detached with a two storey extension creating excellent sized family accommodation. Over the last two years the property has undergone extensive refurbishment which includes new kitchen and bathroom, floor coverings and decor. Briefly comprising of gas central heating, uPVC double glazed windows, enclosed porch, lounge with open plan to the dining room with an extension creating a separate second lounge and an extended kitchen with access to a side porch / utility area and a useful down-stair W.C. The first floor affords the four bedrooms and a three-piece bathroom. Externally to the front is a large block paved driveway with generous off road parking and detached garage. There is access down the side leading to a good-sized mature lawned garden with mature borders, patios and feature paved areas. Situated in a popular position in the Boarshaw area of Middleton with easy access to Middleton town centre and its range of shops, local schools and facilities and convenient for transport links and the M60 motorway network.

GROUND FLOOR

PORCH

Enclosed entrance porch with tiled flooring.

HALL

Hallway with radiator, laminated wooden flooring and staircase rising to the first floor.

LOUNGE

4.08m x 3.87m (13'4" x 12'8")

Front aspect with laminated wooden flooring, wall mounted T.V point, T.V point, under-stair storage and radiator. Open access to...



DINING AREA

4.80m x 3.57m (15'8" x 11'8")

Rear aspect with laminated wooden flooring, radiator and French doors leading to the rear garden and access to the kitchen.



KITCHEN

3.95m x 2.42m (12'11" x 7'11")

Rear aspect with a range of contemporary styled wall and base units incorporating one and a half bowl pot sink, gas hob with stainless steel extractor above, built in electric oven, built in microwave oven, integrated fridge/freezer, integrated wine cooler, tall radiator, spotlights and laminated wooden flooring. Access to side porch and W.C.



SITTING ROOM

3.64m x 3.49m (11'11" x 11'5")

Front aspect with ornamental cast iron fire surround, wood effect panelled walls, tall radiator and carpet flooring.



SIDE PORCH / UTILITY

1.93m x 1.27m (6'3" x 4'1")

Side access with base units and fixed shelving, space and plumbing for an automatic washing machine, space and vent for tumble dryer, laminated wooden flooring. access to W.C and external access.

FIRST FLOOR

BEDROOM 1

5.30m x 3.76m (17'4" x 12'4")

Side aspect with fitted cupboards into the eaves, T.V point, carpet flooring and radiator.



BEDROOM 2

4.67m x 2.65m (15'3" x 8'8")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 3

3.40m x 2.86m (11'1" x 9'4")

Rear aspect with carpet flooring and radiator.

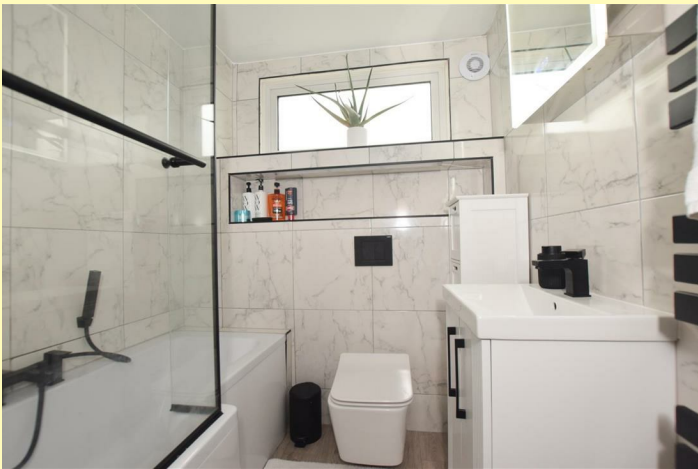
BEDROOM 4

3.05m x 2.07m (10'0" x 6'9")

Front aspect with dressing table, rails for clothing, carpet flooring and radiator.

BATHROOM

Three-piece bathroom comprising of "P" shaped bath with shower over, vanity wash-basin with fitted cupboard below, low-level W.C, tall heated towel rail, fully tiled walls and laminate flooring.



OUTSIDE

Externally to the front is a large block paved driveway with generous off road parking and detached garage. There is access down the side leading to a good-sized mature lawned garden with mature borders, patios and feature paved areas.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		60	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

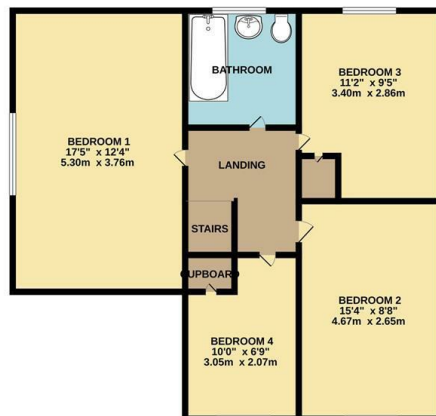
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		60	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



FOUR BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA : 1289 sq.ft. (119.8 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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