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15 Myrtle Road, Middleton



- Delightful Two Bed End Terraced
- Gas Central Heated / uPVC Double Glazed
- Lounge / Dining Kitchen And Down-Stair W.C.
 - Three-Piece Bathroom
- Lawned Gardens To The Front And Rear
 - NO CHAIN - Ideal First Home

£165,000

NO CHAIN - Delightful two bed end terraced with gardens to the front and rear and views over Boarshaw Fishing Lodges. In excellent order throughout. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, dining kitchen and W.C to the ground floor. The first floor affords two bedrooms and a three-piece bathroom. Externally to the front is a lawned garden and path to the entrance. Access down the side with an enclosed lawned garden at the rear. Situated in a very pleasant position with easy access to Middleton town centre and its range of shops and facilities, transport links and ideal for access to the M60 motorway network.

GROUND FLOOR

VESTIBULE

Vestibule entrance with radiator and staircase rising to the ground floor.

LOUNGE

3.63m x 3.61m (11'10" x 11'10")

Front aspect with electric fire set within feature surround, coved ceiling, carpet flooring and radiator.



DINING KITCHEN

4.60m x 3.33m (15'1" x 10'11")

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, space and plumbing for an automatic washing machine, laminated wooden flooring and radiator.



W.C

Useful down-stair W.C and rear hallway providing external access.

FIRST FLOOR

BEDROOM 1

4.62m x 3.64m (15'1" x 11'11")

Front aspect with carpet flooring and radiator.



BEDROOM 2

3.32m x 3.13m (10'10" x 10'3")

Rear aspect with carpet flooring and radiator.



BATHROOM

Three-piece bathroom comprising of bath, sink, low-level W.C, laminate flooring and radiator.



OUTSIDE

Externally to the front is a lawned garden and path to the entrance. Access down the side with an enclosed lawned garden at the rear.

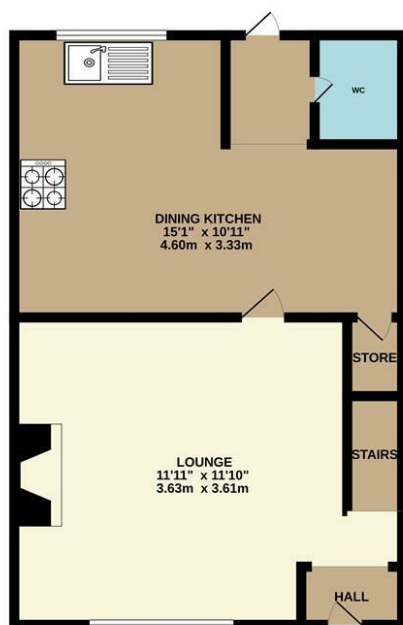


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		66
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(21-38) F		
(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
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TWO BED END TERRACED

TOTAL FLOOR AREA: 683 sq.ft. (63.5 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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