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23 Smethurst Street, Middleton



- Very Well Presented Two Bed End Terraced House
- Gas Central Heated / uPVC Double Glazed Windows
- Lounge / Spacious Dining Kitchen / Three-Piece Bathroom
- Walled And Astroturf Front Garden / Enclosed Rear Astroturf Lawned Garden
 - Overlooking Open Green To The Rear
 - NO CHAIN

Offers In Excess Of £165,000

Very well presented two bed end terraced house overlooking open green to the rear. This super property briefly comprises of gas central heating, uPVC double glazed windows, lounge and dining kitchen to the ground floor. The first floor affords two bedrooms and a three-piece bathroom. Externally to the front is a walled and Astroturf front garden and to the rear is an enclosed Astroturf rear garden with a useful brick outhouse at the foot. Situated in a pleasant position on the outskirts of Middleton town centre ideally situated for local shops, transport links and the M60 motorway network.

GROUND FLOOR

VESTIBULE

Vestibule entrance leading to...

LOUNGE

4.24m x 3.87m (13'10" x 12'8")

Front aspect with bay window, electric fire set within feature surround, laminated wooden flooring and radiator.



DINING KITCHEN

5.00m x 3.87m (16'4" x 12'8")

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, open plan staircase rising to the first floor, laminated wooden flooring and external access.



FIRST FLOOR

BEDROOM 1

4.24m x 3.91m (13'10" x 12'9")

Front aspect with bay window, carpet flooring and radiator.



BEDROOM 2

4.13m x 2.15m (13'6" x 7'0")

Rear aspect with carpet flooring and radiator.

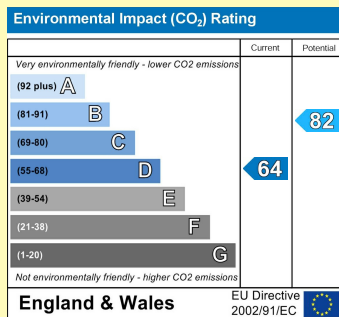
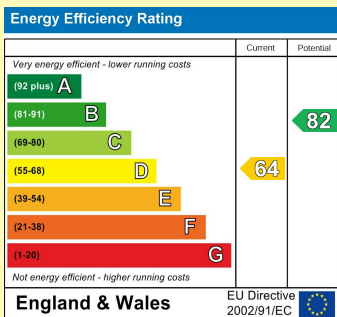
BATHROOM

Three-piece bathroom suite comprising of bath with shower above, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls and flooring, spotlights and heated towel rail.



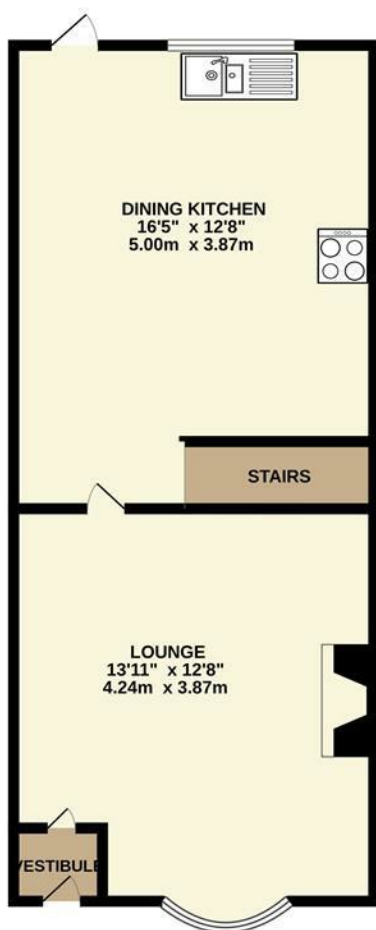
OUTSIDE

Externally to the front is a walled and Astroturf front garden and to the rear is an enclosed Astroturf rear garden with a useful brick outhouse at the foot.

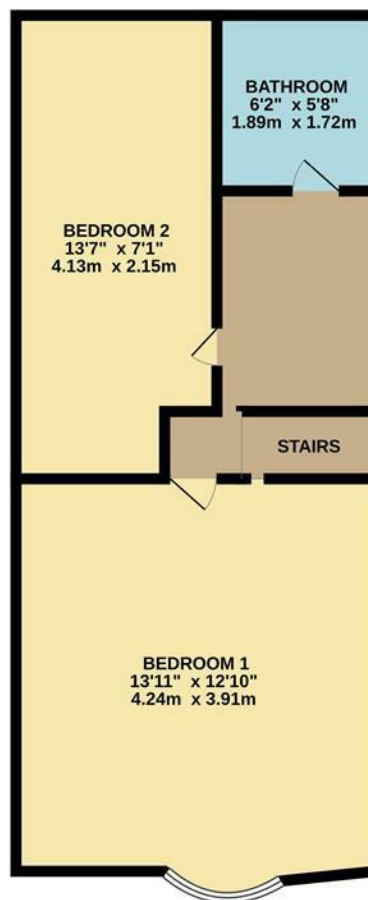


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TWO BED END TERRACED

TOTAL FLOOR AREA: 770 sq.ft. (71.6 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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