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133 Durnford Street, Manchester



- Delightfully Presented THREE Bed Mid Terraced
- Gas Central Heated / uPVC Double Glazed Windows
 - Down-Stair W.C / Lounge / Dining Kitchen
- Three-Piece Bathroom / Walled Front Paved Garden
- Rear Decked Patio And Enclosed Lawned Garden

£200,000

Delightfully presented THREE bed mid terraced providing deceptively spacious accommodation. This super property briefly comprises of gas central heating, uPVC double glazed windows, hallway, down-stair W.C, large dining kitchen, separate lounge with sliding doors to the rear garden and access to excellent sized under-stair storage. The first floor affords three bedrooms, a three-piece bathroom and spacious storage areas. Externally to the front is a walled and gated paved entrance and to the rear a decked patio with wooden balustrade and an enclosed lawned garden with paved and soil borders. Conveniently situated close to Middleton town centre and its range of shops, supermarkets and facilities, transport links and within close proximity of the M60 motorway network.

GROUND FLOOR

HALLWAY

Hallway with part wood panelled walls, tile flooring and radiator. Staircase rising to the first floor.

W.C

Useful down-stair W.C with vanity wash-basin.

DINING KITCHEN

6.0m x 3.52 (19'8" x 11'6")

Spacious dining kitchen to the front aspect with a range of wall and base units incorporating one and a half bowl resin sink, gas hob with extractor above, built in electric oven, breakfast bar with seating area, space and plumbing for an automatic washing machine, tiled flooring, coved ceiling and radiator. Double doors lead to the lounge.



LOUNGE

4.23m x 3.49m (13'10" x 11'5")

Rear aspect with electric fire set within feature surround, T.V point, coved ceiling, carpet flooring and radiator. Sliding patio doors lead to the rear garden, doorway to large under-stair storage.



BEDROOM 1

4.80m x 2.66m (15'8" x 8'8")

Rear aspect with carpet flooring and radiator.



BEDROOM 2

4.70m x 2.65m (15'5" x 8'8")

Front aspect with carpet flooring, T.V point and radiator.



BEDROOM 3

3.45m x 1.80m (11'3" x 5'10")

Rear aspect with T.V point, carpet flooring and radiator.



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

BATHROOM

Three-piece bathroom comprising of "P" shaped bath with electric shower above, vanity wash-basin, low-level W.C., part tiled walls, tiled flooring and heated towel rail.



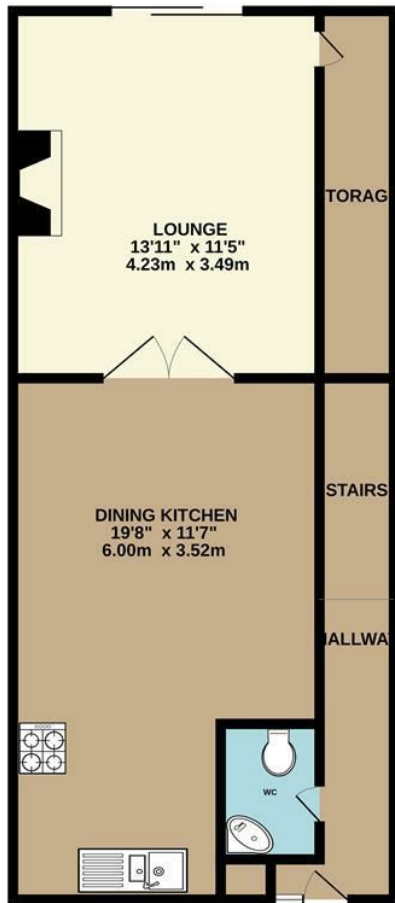
OUTSIDE

Externally to the front is a walled and gated paved entrance and to the rear a decked patio with wooden balustrade and an enclosed lawned garden with paved and soil borders.

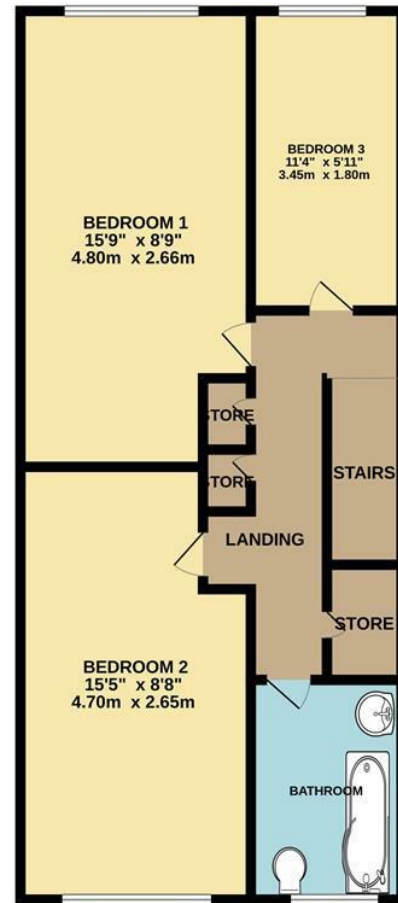


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 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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