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68 Chelford Close, Middleton



- Very Well Presented THREE Bed Semi Detached
  - Gas Central Heated / uPVC Double Glazed
- Lounge / Dining Kitchen And Three-Piece Bathroom
- Pressed Concrete Driveway And Attached Garage
- Rear "Astroturf" Lawned Garden With Two Patio Areas
  - Positioned At Head Of Cul-De-Sac

£245,000

Very well presented three bed semi detached with attached garage, pressed concrete driveway and a delightful rear garden which has two pressed concrete patio areas and an "Astroturf" lawned garden. Situated in a very pleasant cul-de-sac with open fields nearby. Briefly comprising of gas central heating, uPVC double glazed windows, lounge and dining kitchen to the ground floor. The first floor affords the three bedrooms and a three-piece bathroom. Externally to the front is a pressed concrete driveway affording off road parking for a minimum of two vehicles and access to the attached garage with up and over door. At the rear is a full width pressed concrete patio with step up to the "Astroturf" lawned garden and a further pressed concrete patio at the foot. Positioned in a sought after position at the head of a cul-de-sac, convenient for local shops, schools and transport links. Middleton town centre is close by and access to the M60 motorway network is within easy reach.

## **GROUND FLOOR**

### **HALL**

Entrance hall with carpet flooring, radiator and staircase rising to the first floor.

### **LOUNGE**

4.16m x 3.63m (13'7" x 11'10")

Front aspect with electric fire set within feature surround, laminated wooden flooring, T.V point and radiator. Access to dining kitchen.



### **DINING KITCHEN**

4.61m x 2.88m (15'1" x 9'5")

Rear aspect with a range of wall and base units incorporating resin sink, halogen hob with stainless steel extractor above, built in double electric oven, integrated dishwasher and fridge freezer, tile flooring, part tiled walls and radiator. Double doors lead to the rear garden and garage. (The garage has space and plumbing for washing machine).



## **FIRST FLOOR**

### **BEDROOM 1**

3.60m x 2.49m (11'9" x 8'2")

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



### **BEDROOM 2**

3.50m x 2.78m (11'5" x 9'1")

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





**BEDROOM 3**

2.74m x 2.09m (8'11" x 6'10")

Front aspect with fitted cupboard, wall mounted T.V point, carpet flooring and radiator.



**BATHROOM**

Three-piece bathroom comprising of bath with rain shower above and shower off mixer taps, vanity wash-basin, low-level W.C, fully tiled walls and flooring and heated towel rail.



**OUTSIDE**

Externally to the front is a pressed concrete driveway affording off road parking for a minimum of two vehicles and access to the attached garage with up and over door. At the rear is a full width pressed concrete patio with step up to the "Astroturf" lawned garden and a further pressed concrete patio at the foot.

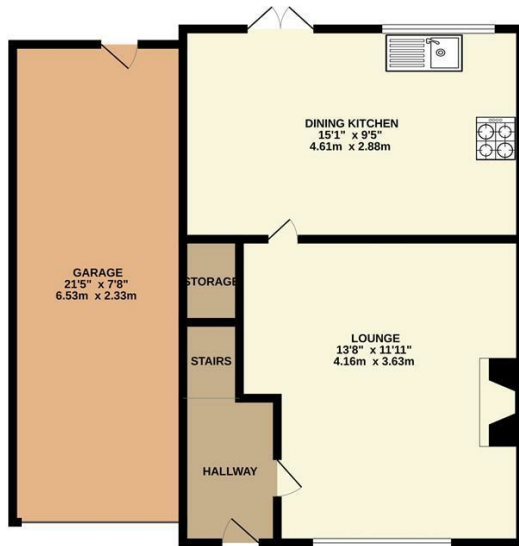


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

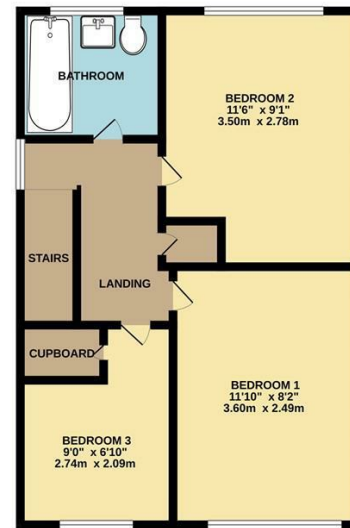
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 860 sq.ft. (79.9 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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