



# 44 Hereford Way, Middleton

£325,000

🛏️ 4 🚿 2 🚗 2



- EPC Rating - C
- Large Private Rear Garden
- Spacious Accommodation
- Four Bedrooms
- Outbuilding
- Integral Garage
- Immaculately Presented
- Semi-Detached Property

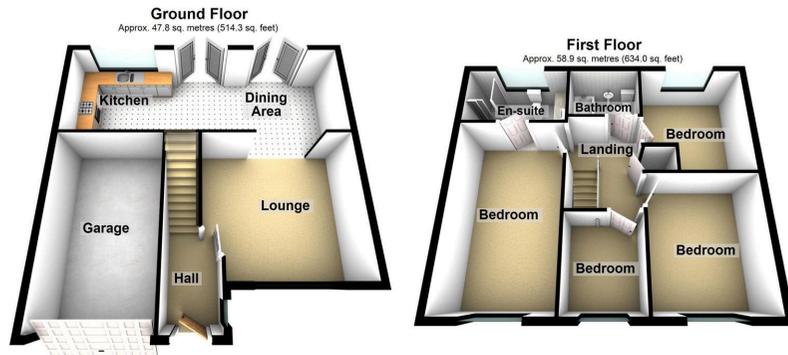


An immaculately presented extended Four bedroom Semi-Detached property providing spacious family living accommodation throughout.

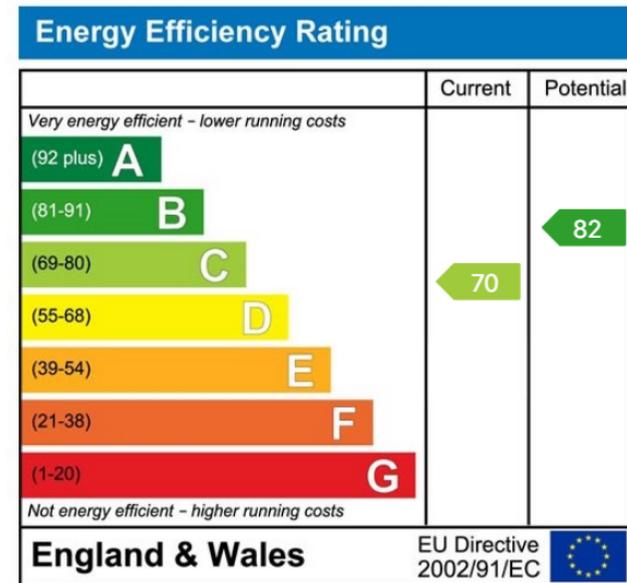
Situated in a popular residential area with easy access to local schools and amenities, public transport links including Mills Hill train station and a short drive from the motorway network, whilst also being within walking distance to open countryside.

Internally the property's accommodation briefly comprises of:- Entrance Hall, Lounge, Dining Area and Kitchen to the ground floor and to the first floor there are Four Bedrooms (Master with en-suite) and Bathroom.

Externally to the front of the property is a driveway for off road parking leading to a larger than average integral garage, whilst to the rear of the property is a generous mature tiered garden with a paved area, lawn and various plants and trees.



Total area: approx. 106.7 sq. metres (1148.3 sq. feet)



### Chadderton Office

509 Middleton Road,  
Chadderton, Oldham,  
OL9 9SH

chadderton@kirkham-property.co.uk  
t: 0161 626 5688