



Carlton Road, Middlewood, S6

Offers Over £260,000

- NO CHAIN
- VIEWING ESSENTIAL TO APPRECIATE THIS SUPERB PROPERTY
- LOW MAINTENANCE REAR GARDEN - IDEAL FOR ENTERTAINING
- RENOVATED THROUGHOUT TO A VERY HIGH STANDARD
- OPEN PLAN KITCHEN DINING ROOM
- BRAND NEW ROOF
- STYLISH THREE BEDROOM END TERRACED FAMILY HOME
- MODERN FAMILY BATHROOM
- FREEHOLD - COUNCIL TAX BAND A - £1,593



Carlton Road, Middlewood, S6

**** NO CHAIN ** FULLY RENOVATED THROUGHOUT ** BRAND NEW ROOF **** New to the market is this immaculately presented three bedroom end terrace property. Located in the ever popular S6 postcode, with it's excellent amenities and transport links all just a stone's throw away from this superb family home. The property benefits from many great features including brand new integrated appliances, rewire, boiler and windows to name just a few. The property briefly comprises of; Entrance into the lounge; Inner lobby; Open Plan kitchen dining room; Cellar; Stairs rising to the first floor; Bedroom one with built in storage; Bedroom two; Modern family bathroom; Stairs rising to the second floor; Attic bedroom three with eave storage; Front garden; Low maintenance rear garden;



Council Tax Band: A



FRONT ENTRANCE

The smart front approach shares a glimpse of what to expect inside this lovely property. With its modern facade and decorative glazed composite entrance door, opening directly into the lounge;

LOUNGE

Having; Feature fireplace; Herringbone style hardwood flooring; uPVC double glazed bay window to the front elevation; Ceiling light point; Modern black central heating radiator; Solid door to the inner lobby;

INNER LOBBY

With; Herringbone style hardwood flooring; Carpeted stairs rising to the first floor; Solid door to kitchen dining room;

OPEN PLAN KITCHEN DINING ROOM

KITCHEN AREA

This fantastic space comprises of; An array of dove grey wall, base and drawer units, with wood effect worktops and upstands; Single sink and drainer with mixer tap; An uPVC double glazed window to the rear elevation; Integrated four ring induction hob, with extractor hood above, fridge freezer, dishwasher, oven and microwave oven; Herringbone style hardwood flooring; Recessed ceiling spotlights; Obscure glazed composite entrance door to the rear garden;

DINING AREA

With; An uPVC double glazed window to the rear elevation; Modern black central heating radiator; Recessed ceiling spotlights; Space for a dining table and chairs; Herringbone style hardwood flooring; Solid door to the cellarhead with storage, the cellar having power and lighting;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

A beautifully presented primary bedroom with; Solid door to the walk in storage cupboard with lighting; An uPVC double glazed window to the front elevation; Ceiling light point; Central heating radiator;

BEDROOM TWO

With; An uPVC double glazed window to the side elevation; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

This modern family bathroom comprises of; WC; Wash basin set into vanity storage unit; Bath with overhead shower and handheld shower attachment; Black hinged screen door; Tiled walls to wet areas; Obscure glazed uPVC double glazed window to the rear elevation; Vertical heated towel rail; Monochrome tile effect vinyl flooring; Recessed ceiling spotlights;

FIRST FLOOR LANDING AND STAIRS

Having; Carpet flooring; Ceiling light point; Solid doors to the two first floor bedrooms, the family bathroom and the stairs rising to the attic bedroom;

ATTIC BEDROOM THREE

A great sized attic bedroom with; Double glazed Velux window; A further uPVC double glazed window to the side elevation; Carpet flooring; Recessed ceiling spotlights; Low door to eave storage to both aspects;

FRONT GARDEN

The front garden has steps leading to the front entrance door, with a paved pathway leading to the side gate;

REAR GARDEN

A great low maintenance rear garden offers the ideal party setting, consisting of; Pebble beds; Artificial lawn; Raise pebble bed seating area; Fence borders; Side gate leads to the front of the property;

DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 