



## 34 Summerfield Drive, Middleton



- FOR SALE VIA AUCTION STARTING BID £90,000
  - Two Bed Semi Detached Bungalow
  - Gas Central Heated / Double Glazed Windows
  - Lounge / Kitchen And Three-Piece Shower Room
  - Gardens To The Front And Rear / Attached Garage And Driveway

By Auction £90,000

## FOR SALE BY AUCTION - Starting Bid £90,000

Two Bed semi detached bungalow with attached garage, driveway and gardens. Briefly comprising of gas central heating, double glazed windows, lounge, kitchen, three-piece shower room and two bedrooms. Externally to the front is a driveway affording off road parking, lawned garden and access to attached garage. Garden to the rear in need of attention. Situated close to Middleton town centre and its range of shops and facilities, transport links and the M60 motorway network.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via McGowan Homes. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law

### PORCH

Enclosed porch leading to...

### LOUNGE

4.57m x 3.23m (14'11" x 10'7")

Front aspect with wall mounted gas fire, carpet flooring and two radiators. Access to inner hallway.



### KITCHEN

2.95m x 2.06m (9'8" x 6'9")

Side aspect with a range of wall and base units incorporating stainless steel sink, electric cooker with stainless steel extractor above, wall mounted boiler, space and plumbing for an automatic washing machine and external access.



### BEDROOM 1

3.29m x 2.64m (10'9" x 8'7")

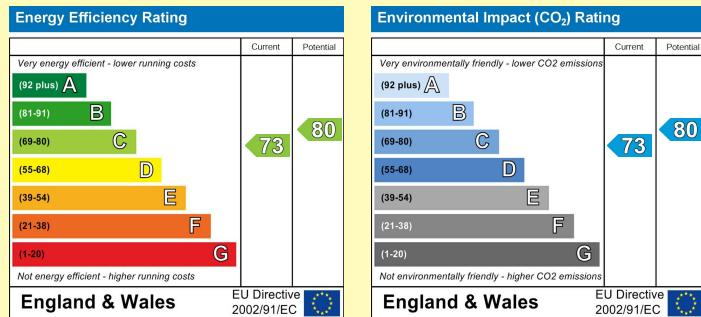
Rear aspect with carpet flooring and radiator.



### BEDROOM 2

3.77m x 1.82m (12'4" x 5'11")

Rear aspect with carpet flooring and radiator.



## SHOWER ROOM

Three-piece shower room comprising of shower, sink, low-level W.C.

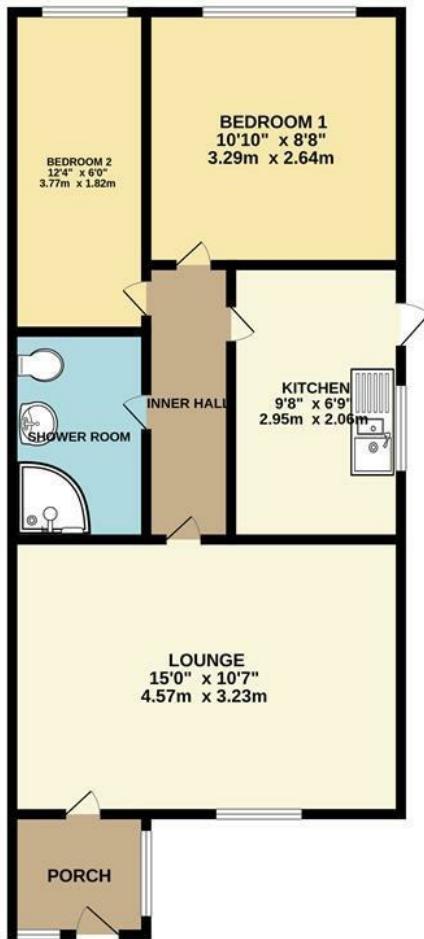
## OUTSIDE

Externally to the front is a driveway affording off road parking, lawned garden and access to attached garage. Garden to the rear in need of attention.



**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  
489 sq.ft. (45.4 sq.m.) approx.



TWO BED SEMI DETACHED BUNGALOW

TOTAL FLOOR AREA: 489 sq.ft. (45.4 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 symbols representing services shown have not been tested and no guarantee as to their operability or efficiency can be given.

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