mcgowan homes

57 Samuel Street, Middleton

- Delightful Two Bed Mid Terraced Overlooking Bowling Green To The Front
- Gas Central Heated / uPVC Double Glazed Windows
- Lounge / Dining Kitchen And Lean To At The Rear (no building regs)
- Three-Piece Bathroom / Lawned Front Garden / Paved Yard To The Rear
- NO CHAIN - Ideal First Home Or Buy To Let Investment

Offers In Excess Of £159,995

NO CHAIN - Delightful two bed mid terraced with lawned garden to the front overlooking a pleasant bowling green and a paved yard to the rear. This super property briefly comprises of gas central heating, double glazed windows, vestibule entrance, lounge, dining kitchen and a useful lean to at the rear ideal for storage or utility space. (no building regs). The first floor affords two bedrooms and a three-piece bathroom. Externally to the front is a communal access walkway with access to the lawned front garden and to the rear is an enclosed paved yard. Conveniently situated for access to Middleton town centre and its range of shops and facilities, transport links and ideal for access to the M60 motorway network.

GROUND FLOOR

VESTIBULE
Vestibule entrance leading to...

LOUNGE
4.12m x 4.02m (13'6" x 13'2")
Front aspect with electric fire set within feature surround, laminated wooden flooring, coved ceiling and radiator. Access to ...

DINING KITCHEN
4.12m x 3.70m (13'6" x 12'1")
Rear aspect with a range of wall and base units incorporating stainless steel sink, newly fitted gas hob and electric oven, space and plumbing for an automatic washing machine, laminated wooden flooring, open plan to staircase rising to the first floor. Access to lean to at the rear.

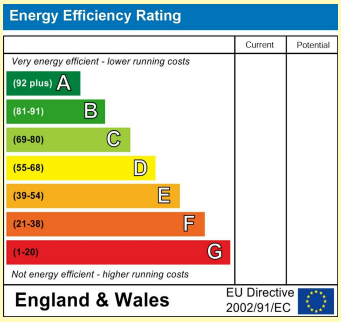
LEAN TO
2.20m x 2.19m (7'2" x 7'2")
Useful lean to at the rear with base units, tiled flooring, space and plumbing for an automatic washing machine and external access.

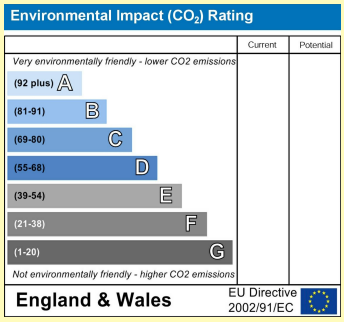
FIRST FLOOR

BEDROOM 1
4.14m x 4.02m (13'6" x 13'2")
Front aspect with carpet flooring and radiator.

BEDROOM 2
3.74m x 2.27m (12'3" x 7'5")
Rear aspect with carpet flooring and radiator.

BATHROOM
Three-piece bathroom comprising of bath with shower over, vanity wash-basin, low-level W.C, wall mounted boiler, part tiled walls, lino flooring and radiator.





OUTSIDE

Externally to the front is a communal access walkway with access to the lawned front garden and to the rear is an enclosed paved yard.

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
387 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.

TWO BED MID TERRACED

TOTAL FLOOR AREA : 730 sq.ft. (67.8 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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