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10 Newbank Close, Middleton



- Delightful Three Bed Split Level Semi Detached
 - Gas Central Heated / uPVC Double Glazed
- Down-Stair W.C / Spacious Lounge And Dining Kitchen
- Master Bed With En-Suite Shower Room / Three-Piece Bathroom
 - Tarmacadam Driveway / Tiered Paved Garden

£250,000

Delightful three bed split level semi detached with driveway providing off road parking and a spacious tiered patio garden at the rear. This super property briefly comprises of gas central heating, uPVC double glazed windows, entrance hall, down-stair W.C, lounge to the ground floor and a half staircase leads to the dining kitchen. The master bedroom with en-suite shower room and a family bathroom reside on the next level with two further bedrooms and large storage space on the top floor. Externally to the front is a tarmacadam driveway with paved borders and to the rear a tiered paved garden with a large storage shed. Conveniently situated for access to Middleton town centre and its range of shops and facilities, a good selection of well regarded schools, transport links and ideal for access to the M60 motorway network.

GROUND FLOOR

HALL

Entrance hall with tiled flooring, radiator and access to meter cupboard.

W.C

Useful down-stair W.C with vanity wash-basin, tiled flooring and radiator.

LOUNGE

4.66m x 3.41m (15'3" x 11'2")

Front aspect with electric fire set within feature surround, T.V point, carpet flooring and radiator. Steps to Dining Kitchen.



DINING KITCHEN

4.45m x 3.58m (14'7" x 11'8")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with extractor above, built in gas oven, space for tall fridge freezer, space and plumbing for dishwasher and automatic washing machine, laminated wooden flooring, wall mounted T.V point and access to the tiered rear garden. Stairs up to first floor.



FIRST FLOOR

MASTER BEDROOM

3.64m 2.76m (11'11" 9'0")

Front aspect with fitted wardrobes, ceiling fan, wall mounted T.V point, carpet flooring and radiator. Access to en-suite.



EN-SUITE

Three-piece en-suite comprising of shower cubicle, vanity wash-basin, low-level W.C and tiled flooring.

BATHROOM

Three-piece bathroom to the front aspect comprising of bath, vanity wash-basin, low-level W.C, part tiled walls, tiled flooring and radiator.



LANDING

Stairs from landing to the split level upper floor and storage area.

BEDROOM 2

3.55m x 2.42m (11'7" x 7'11")

Rear aspect with T.V point, radiator and carpet flooring, access to fixed bed area / storage.



BEDROOM 3

2.39m x 2.0m (7'10" x 6'6")

Rear aspect with fitted wardrobes, wall mounted T.V point, carpet flooring and radiator.

LANDING

Landing area with storage and stairs down.

OUTSIDE

Externally to the front is a tarmacadam driveway with paved borders and to the rear a tiered paved garden with a large storage shed.



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

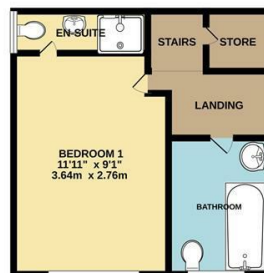
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
227 sq.ft. (21.1 sq.m.) approx.



2ND FLOOR
212 sq.ft. (19.7 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 842 sq.ft. (78.3 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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