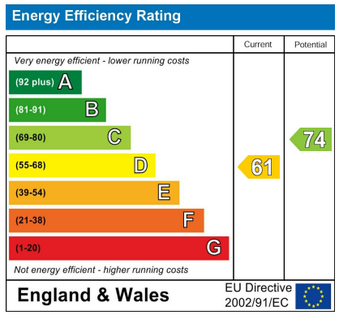
Keenans

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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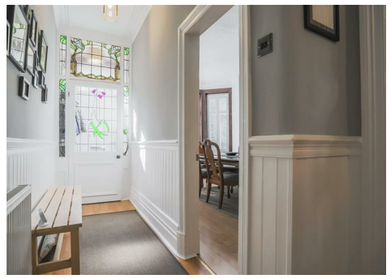

Sadler Street, Middleton, M24 5UJ

Offers Over £315,000

A SPACIOUS LINK DETACHED PROPERTY BURSTING WITH CHARACTER - FEATURING EXTENSIVE RENOVATIONS AND IMPROVEMENTS

Welcome to Sadler Street, Middleton - a quiet cul-de-sac location where this beautifully presented link detached property awaits its new owners. This is truly a "ready to move in" property, everything you need is on your doorstep, from local amenities to excellent commuter routes and nearby schools.

Entry through the hallway leads you to two large reception rooms, offering ample space for entertaining or simply relaxing with family and friends. With three generously sized bedrooms, along with a fourth single bedroom that offers the flexibility to serve as a quiet study or workspace - there's plenty of space for the whole family to spread out in quiet comfort.

The property boasts two stunning full-sized bathrooms, plus a downstairs W/C and utility room, ensuring convenience and comfort. The contemporary fitted kitchen provides the perfect space to whip up your favourite dishes to enjoy in the dining room or al fresco in the leafy rear garden.

Throughout the house, you'll find character oozing from every nook and cranny, creating a warm and inviting atmosphere that is sure to make you feel right at home immediately.

View early to avoid disappointment! Don't miss out on the opportunity to make this house YOUR home and enjoy the spacious interiors and charming features that this property offers. For more information or to arrange a viewing, please contact our Rochdale branch at your earliest convenience.

Sadler Street, Middleton, M24 5UJ

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4 2 2 D

- Beautifully Presented Link Detached Property
- Contemporary Fitted Kitchen
- Enclosed Garden to Rear
- EPC Rating D
- Four Bedrooms
- Separate Utility Room
- Tenure Leasehold
- Two Bathrooms & Downstairs W/C
- Abundance of Indoor Space
- Council Tax Band B

Ground Floor

Entrance Vestibule

3'10 x 3'4 (1.17m x 1.02m)

UPVC front door, tiled flooring, door to hall, gas and electric meter.

Hall

25'2 x 5'3 (7.67m x 1.60m)

Two central heating radiators. wood effect flooring, coving to ceiling, doors to the dining room, reception room, open to the kitchen and stairs to the first floor.

Dining Room

13'6 x 12'5 (4.11m x 3.78m)

UPVC double glazed bay window with fitted shutters, central heating radiator, coving to ceiling, picture rail, gas fire with stone hearth and wooden mantel, television point and wood effect laminate flooring.

Reception Room

15'11 x 13'9 (4.85m x 4.19m)

UPVC double glazed window with fitted shutters, central heating radiator, coving to ceiling, cast iron gas fireplace with wooden mantel, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

Kitchen

13'0 x 8'9 (3.96m x 2.67m)

UPVC double glazed window, central heating towel rail, range of wall and base units with laminate worktops, ceramic one and a half bowl sink with drainer and mixer tap, tiled splashbacks, fully integrated appliances including high rise double oven, four ring gas hob, fridge freezer, dishwasher and pull-out pantry, wood effect laminate flooring and door to utility.

Utility

8'11 x 6'10 (2.72m x 2.08m)

Laminated worktops, plumbing for washing machine, space for dryer, spotlights, tiled flooring and door to WC.

WC

5'1 x 3'0 (1.55m x 0.91m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, Baxi boiler and tiled flooring.

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First Floor

Landing

23'7 x 5'6 (7.19m x 1.68m)

Double glazed skylight window, central heating radiator, coving to ceiling, dado rail, doors leading to four bedrooms, bathroom and storage cupboard.

Bedroom One

16'8 x 13'6 (5.08m x 4.11m)

UPVC double glazed bay window with fitted shutters, central heating radiator, coving to ceiling, fitted wardrobes, wood effect laminate flooring and door to en suite.

En Suite

9'7 x 4'6 (2.92m x 1.37m)

Central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, double direct feed rainfall shower with rinse head, spotlights, extractor fan and wood effect laminate flooring.

Bedroom Two

10'10 x 8'4 (3.30m x 2.54m)

UPVC double glazed window with fitted blinds, central heating radiator, loft access and wood effect laminate flooring.

Bedroom Three

8'11 x 8'3 (2.72m x 2.51m)

UPVC double glazed window with fitted blinds, central heating radiator, coving to ceiling, fitted wardrobes and wood effect laminate flooring.

Bedroom Four/Office

10'11 x 5'7 (3.33m x 1.70m)

UPVC double glazed window, central heating radiator, coving to ceiling, fitted wardrobes and wood effect laminate flooring.

Shower Room

8'8 x 5'8 (2.64m x 1.73m)

UPVC double glazed frosted window with fitted blinds, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower and rinse head, coving to ceiling and wood effect laminate flooring.

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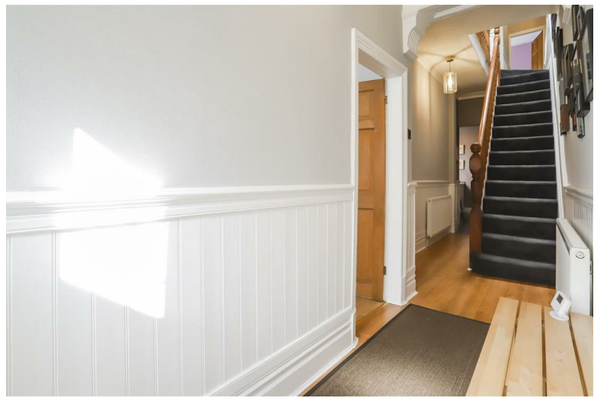
Exterior

Front

Enclosed garden.

Rear

Enclosed garden with paved patio, undercover seating/storage area, mature shrubbery, external electric outlet and raised bedding area.



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