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10 Brown Street, Middleton



- SPACIOUS FOUR Bed Mid Terraced Over THREE STOREYS
 - Gas Central Heated / uPVC Double Glazed
 - Lounge / Dining Room And Kitchen
 - Two First Floor Bedrooms And Three-Piece Bathroom
 - Two Further Bedrooms On The Second FLOOR
 - Gardens To The Front And Rear

Offers In Excess Of £199,995

Spacious FOUR bed mid terraced set over THREE storeys. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, dining room and kitchen. The first floor affords two double bedrooms and a three-piece bathroom with staircase to the second floor which accommodates two further bedrooms. Externally to the front is a paved garden with a soil border and to the rear an enclosed patio garden. Conveniently situated for access to Middleton town centre and its range of shops and facilities, transport links and the M60 motorway network.

GROUND FLOOR

HALL

Entrance hall with spotlights, carpet flooring and radiator. Access to lounge and staircase rising to the first floor.

LOUNGE

3.79m x 3.25m (12'5" x 10'7")

Front aspect with fire surround, coved ceiling, carpet flooring and radiator. Double doors lead to the dining room.



DINING ROOM

4.21m x 3.50m (13'9" x 11'5")

Rear aspect with carpet flooring, radiator, under-stair storage and access to the kitchen.



KITCHEN

2.90m x 1.91m (9'6" x 6'3")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with built in electric oven, space and plumbing for washing machine, laminate flooring and external access.



FIRST FLOOR

BEDROOM 1

4.41m x 3.80m (14'5" x 12'5")

Front aspect with coved ceiling and radiator.



BEDROOM 2

3.22m x 2.89m (10'6" x 9'5")

Rear aspect with carpet flooring, radiator and open storage used as wardrobe space.



BATHROOM

Three-piece bathroom comprising of panelled bath, vanity wash-basin with cupboard below, low-level W.C, laminated wooden flooring, part tiled walls and radiator.



SECOND FLOOR

BEDROOM 3

3.63m x 2.60m (11'10" x 8'6")

Front aspect with carpet flooring, spotlights, two sky-light windows and radiator.



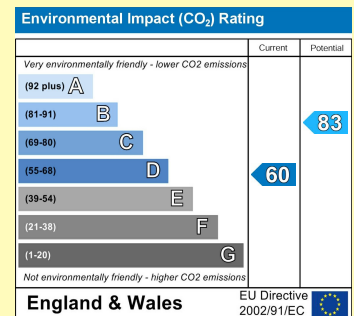
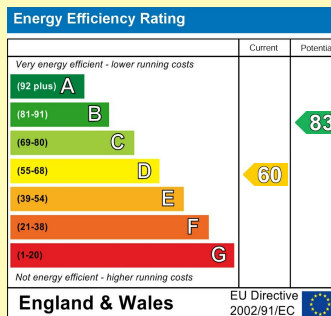
BEDROOM 4

3.52m x 1.87m (11'6" x 6'1")

Rear aspect with spotlights and radiator.

OUTSIDE

Externally to the front is a paved garden with a soil border and to the rear an enclosed patio garden.



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**



FOUR BED TERRACED
TOTAL FLOOR AREA: 1149 sq.ft. (106.7 sq.m) approx.
 While every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of floor, walls, 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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