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## 6 Clarkson Close, Middleton



- Substantial THREE Bed Mid Townhouse
- Gas Central Heated / uPVC Double Glazed
  - Lounge / Dining Room And Kitchen
- Down-Stair W.C / Three-Piece First Floor Bathroom
  - Gardens To The Front And Rear

Offers In The Region Of £179,000

Substantial THREE Bed mid townhouse with gardens to the front and rear. This spacious property briefly comprises of gas central heating, uPVC double glazed windows, lounge, separate dining room with bi-folding doors leading to the rear garden, kitchen and a useful down-stair W.C. The first floor affords three generously proportioned bedrooms and a three-piece bathroom. Externally to the front is a lawned garden and to the rear an enclosed paved garden with borders. Situated in the Rhodes area of Middleton with easy access to the town centre and its range of shops, facilities and local schools. Also ideal for transport links to the city centre and the M60 motorway.

## GROUND FLOOR

### HALL

Hallway with laminate flooring and radiator.

### LOUNGE

4.56m x 3.34m (14'11" x 10'11")

Rear aspect with carpet flooring and radiator.



### DINING ROOM

3.0m x 2.34m (9'10" x 7'8")

Rear aspect with radiator and bi folding doors leading out to the rear garden.



### KITCHEN

3.21m x 3.04m (10'6" x 9'11")

Front aspect with a range of wall and base units incorporating stainless steel sink, cooker point, space and plumbing for washing machine and radiator. Access to staircase rising to the first floor.



### W.C

Low level W.C with vanity wash basin, fully tiled walls and laminate flooring.

## FIRST FLOOR

### BEDROOM 1

3.64m x 3.42m (11'11" x 11'2")

Rear aspect with carpet flooring and radiator.



### BEDROOM 2

3.40m x 2.81m (11'1" x 9'2")

Front aspect with carpet flooring and radiator.





### BEDROOM 3

2.99m x 2.30m (9'9" x 7'6")

Rear aspect with carpet flooring and radiator.



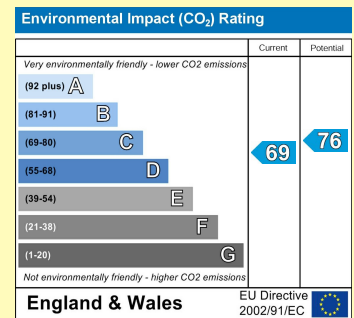
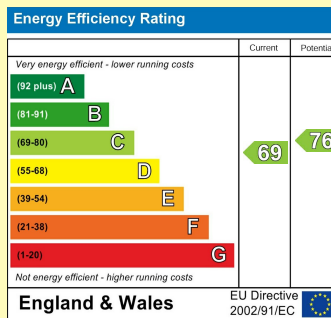
### BATHROOM

Three-piece suite comprising of bath with shower over, sink, low-level W.C, tiled walls, laminate flooring and radiator.



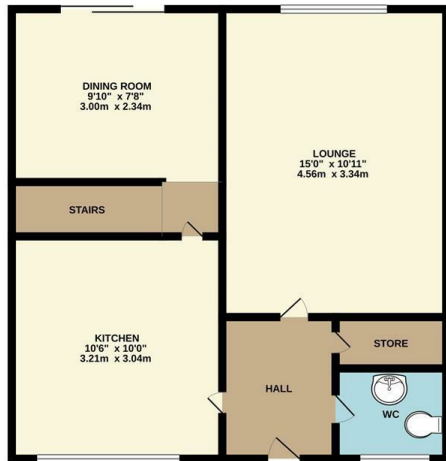
### OUTSIDE

Externally to the front is a lawned garden and to the rear an enclosed paved garden with borders.

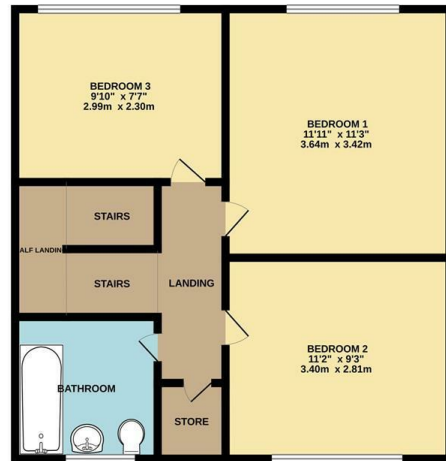


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq.ft. (82.0 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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