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107 Kenyon Lane, Middleton



- Three Bed Semi Detached - Available With NO CHAIN
- Gas Central Heated / uPVC Double Glazed Windows
 - Lounge / Dining Area With Open Plan To Kitchen
 - Three-Piece Shower Room
 - Driveway Providing Off Road Parking
 - Lawned Gardens To The Front And Rear

£239,995

THREE bed semi detached with attached garage, driveway and lawned gardens to the front and rear. Super family home, available with NO CHAIN. Briefly comprising of gas central heating, uPVC double glazed windows, enclosed porch, lounge, dining area and kitchen. The first floor affords three bedrooms and a three-piece shower room. Externally to the front is a gated entrance to a paved driveway affording off road parking leading to an attached garage and lawned garden. To the rear is an enclosed lawned garden with stone and soil border housing a variety of plants and shrubs. Conveniently situated for access to Middleton town centre and its range of shops, schools and facilities, ideal for transport links and the M60 motorway network.

GROUND FLOOR

PORCH

Enclosed entrance porch leading to...

HALLWAY

Entrance hall with carpet flooring and radiator. Staircase rising to the first floor.

LOUNGE

4.07m x 3.92m (13'4" x 12'10")

Front aspect with living flame gas fire set within feature surround, picture rail, coved ceiling, T.V point, carpet flooring and radiator.



DINING AREA

2.98m x 2.84m (9'9" x 9'3")

Rear aspect with carpet flooring, radiator, sliding patio doors to the rear garden and open plan to kitchen.



FIRST FLOOR

BEDROOM 1

4.06m x 3.51m (13'3" x 11'6")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.51m x 2.82m (11'6" x 9'3")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 3

3.08m x 2.44m (10'1" x 8'0")


Front aspect with fitted cupboard, carpet flooring and radiator.


SHOWER ROOM

Three-piece shower room comprising of shower, sink, low-level W.C, fully tiled walls, carpet flooring and radiator,

OUTSIDE

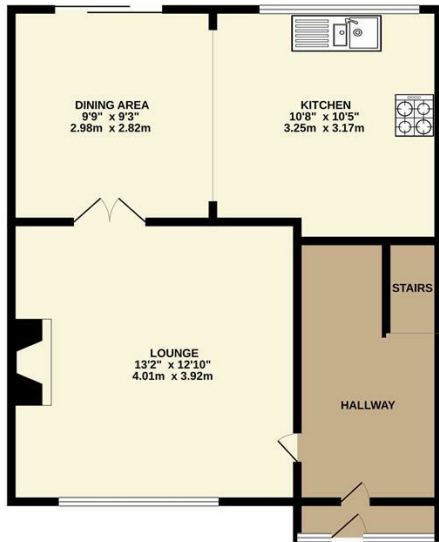


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

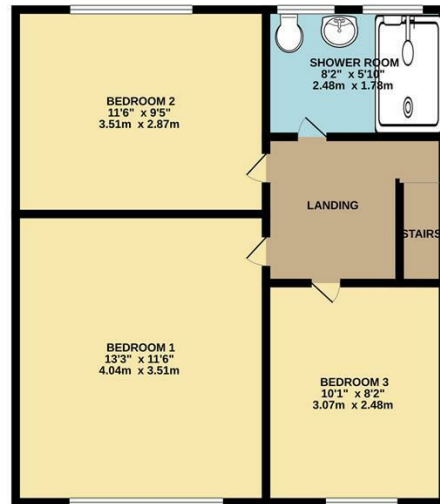
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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
449 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA : 895 sq.ft. (83.1 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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