



Asking Price Of £180,000

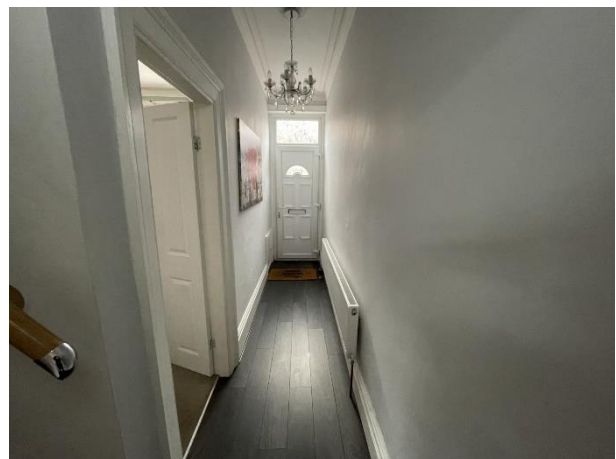
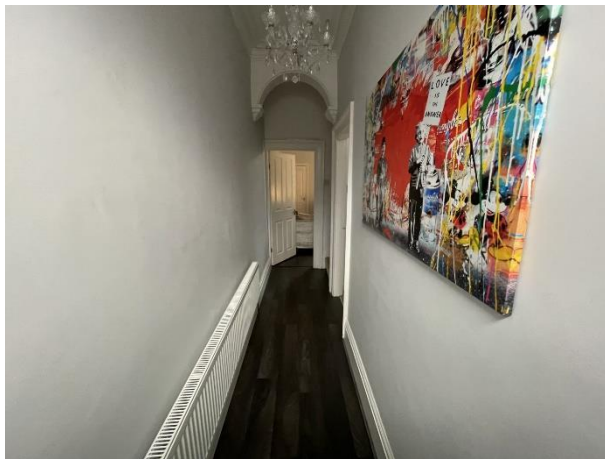
587 Oldham Road, Middleton, M24 2DH

- Mid Terrace Property
- Two Bedrooms
- Two Reception Rooms
- Kitchen
- Shower Room
- Enclosed Rear Yard
- Additional Garden Area (Rented)
- Ideal For FTB/Investors
- Popular Residential Area
- Viewings Are Highly Recommended

This well presented, two bedroom mid terrace property is ideal for a first time buyer or property investor and offers generous living accommodation with the inclusion of two separate reception rooms, kitchen, two bedrooms and shower room, small fore court garden to the front, enclosed rear yard with additional garden area to the rear which is rented from the local authority at a cost of £50 per annum. The property in an ideal residential location within walking distance of excellent local schools, amenities, public transport links, including Mills Hill train station and a short drive from the Northwest motorway network. The property further benefits from UPVC double glazing and gas central heating and viewing the property is highly recommended.

#### INTERNAL ACCOMMODATION :

**ENTRANCE HALL :** Via a UPVC double glazed entrance door, with laminate flooring, radiator and stairs leading to first floor.



**LOUNGE :** With a wall mounted electric fire, radiator, built in meter cupboard and UPVC double glazed window.



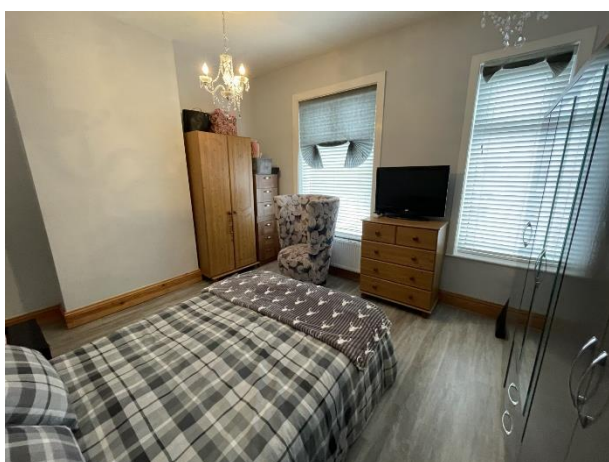
**DINING ROOM :** Laminate flooring, inset gas fire and surround, under stairs storage cupboard, two radiators and UPVC double glazed window.



**KITCHEN:** With a range of wall and base units, integrated oven with four ring gas hob and extractor hood above, stainless steel sink unit with mixer tap, radiator, UPVC double glazed window and UPVC double glazed door leading to rear yard.



**BEDROOM ONE :** A front double bedroom with radiator, laminate flooring and two UPVC double glazed windows.



**BEDROOM TWO** : Rear bedroom with radiator, built in wardrobes and cupboards and UPVC double glazed window.



**SHOWER ROOM** : A generous sized room with walk in shower, vanity sink unit and WC, built in storage cupboard, UPVC ceiling with inset spotlights, radiator and UPVC double glazed window.

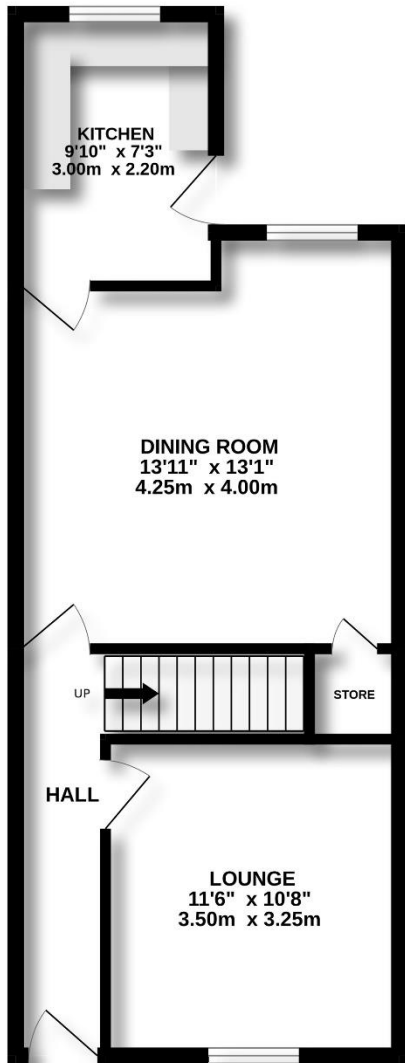


**OUTSIDE**: Externally to the front of the property is a small fore court garden, whilst to the rear is an enclosed yard with additional garden area to the rear which is rented from the local authority at a cost of £50 per annum.

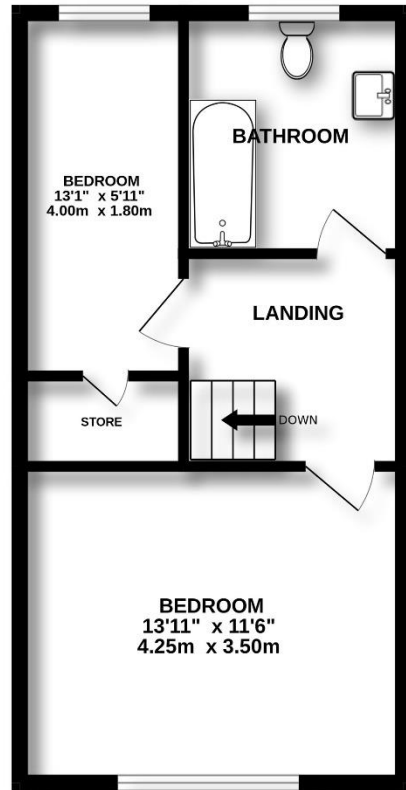


# Floor Plan

GROUND FLOOR



1ST FLOOR



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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# Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.