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41 Market Street, Middleton



- Delightful Two Bed Semi Detached Set On A Large Plot
 - Gas Central Heated / uPVC Double Glazed Windows
- Lounge / Dining Room / Kitchen And Lean To Conservatory
 - Three-Piece Shower Room / Detached Garage
- Gated And Block Paved Front Garden And Large Driveway
 - Rear Block Paved Patio And "Astroturf" Lawned Garden

£220,000

Delightful two bed extended semi detached with lean to conservatory, block paved front garden and large driveway, detached garage and enclosed rear garden with spacious block paved patio. Briefly comprising of gas central heating, uPVC double glazed windows, bay fronted lounge, separate dining room, kitchen and lean to conservatory. The first floor affords two bedrooms and a three-piece shower room. Externally to the front is a gated block paved front garden and large driveway leading to the detached garage with up and over door. To the rear is a large block paved patio and enclosed "Astroturf" lawned garden. Situated close to Middleton town centre and its range of shops and facilities, transport links and ideal for access to the M60 motorway network.

GROUND FLOOR

VESTIBULE

Vestibule entrance with carpet flooring, radiator and staircase rising to the first floor.

LOUNGE

4.35m x 3.54m (14'3" x 11'7")

Front aspect with bay window, electric fire set within feature stove, laminated wooden flooring and radiator. Open aspect to dining area.



DINING AREA

3.45m x 2.80m (11'3" x 9'2")

Rear aspect with laminated wooden flooring and radiator, large under-stair storage with space and plumbing for washing machine, access to kitchen and open access to lean to conservatory.



KITCHEN

3.11m x 1.77m (10'2" x 5'9")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with extractor above, built in electric oven and laminated wooden flooring.



LEAN TO CONSERVATORY

3.11m x 1.77m (10'2" x 5'9")

Rear aspect with laminated wooden flooring, radiator and external access.

FIRST FLOOR

BEDROOM 1

4.11m x 3.67m (13'5" x 12'0")

Front aspect with wall mounted T.V point, carpet flooring and radiator.



BEDROOM 2

2.63m x 2.50m (8'7" x 8'2")

Rear aspect with carpet flooring and radiator.



SHOWER ROOM

Three-piece shower room comprising of shower cubicle, vanity wash-basin with fitted cupboard below, bidet, low-level W.C, aqua board walls, laminate flooring and heated towel rail.



OUTSIDE

Externally to the front is a gated block paved front garden and large driveway leading to the detached garage with up and over door. To the rear is a large block paved patio and enclosed "Astroturf" lawned garden.



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	

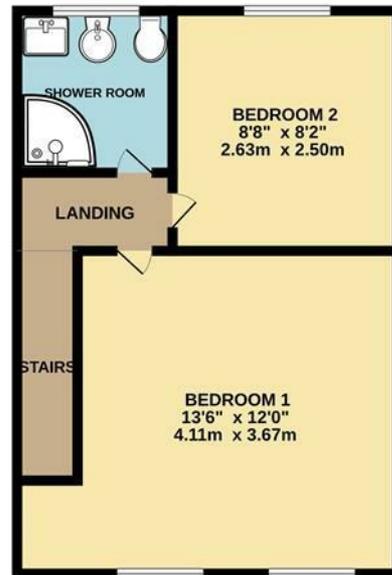
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TWO BED SEMI DETACHED

TOTAL FLOOR AREA: 808 sq.ft. (75.1 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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