



15B Middleton Road,
Middleton, LA3 3JS

15B, Middleton Road, Middleton

The property at a glance

3  1  2 

- Beautifully Presented Property With Rural Outlook
- Three Bedrooms
- Two Reception Rooms
- Stylish Kitchen
- Three Piece Bathroom
- Extensive Rear Garden
- Tenure: Freehold
- Property Band: B
- EPC: C
- Easy Access To M6 Link Road



Get in touch today

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£240,000

Get to know the property



Nestled on Middleton Road in the charming area of Middleton, this delightful house offers a perfect blend of comfort and modern living. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, the main reception room has fantastic views from the french doors, creating a warm and welcoming atmosphere. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant entertaining area. The contemporary kitchen is designed with both style and functionality in mind, ensuring that meal preparation is a pleasure.

The modern bathroom is thoughtfully appointed, providing a serene retreat for relaxation. The property also benefits from off-street parking, a valuable feature in this sought-after location, allowing for convenience and ease of access.

Situated in a great neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. With its combination of space, modern features, and a prime location, this semi detached house on Middleton Road is a wonderful opportunity for anyone looking to settle in a vibrant area. Don't miss the chance to make this lovely property your new home.

For further information, please contact the office at your earliest convenience.





Hall

UPVC double glazed frosted door, 5 x spot light points, central heating radiator, stairs to first floor, door to WC, open to kitchen and both reception rooms, laminate floor.

WC

Dual flush WC, pedestal wash basin with mixer tap.

Reception Room 1

UPVC double glazed window, UPVC double glazed French doors to rear, central heating radiator.

Reception Room 2

UPVC double glazed window, UPVC double glazed frosted door to side, central heating radiator, laminate floor.

Kitchen

UPVC double glazed window, central heating radiator, tiled splash back, Shaker style wall and base units, laminate worktops, stainless steel sink, extractor hood, 4 ring gas hob, electric oven, concealed Ideal combi boiler, built-in fridge freezer, concealed bin store, integral dishwasher, laminate floor.

Landing

Loft access, smoke alarm, stairs to ground floor, doors to all bedrooms, bathroom and store cupboard,

Bathroom

UPVC double glazed frosted window, central heating towel radiator, half tiled wall, wall mounted vanity wash basin with mixer tap, electric shower, dual flush WC, lino floor.

Bedroom 1

2 x UPVC double glazed windows, 2 x central heating radiators.

Bedroom 2

UPVC double glazed window, central heating radiator.

Bedroom 3

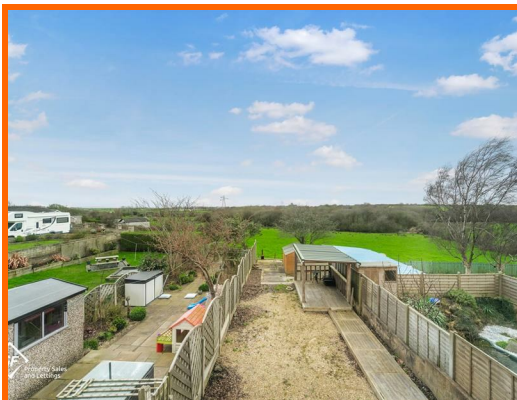
UPVC double glazed window, central heating radiator, .

Front Garden

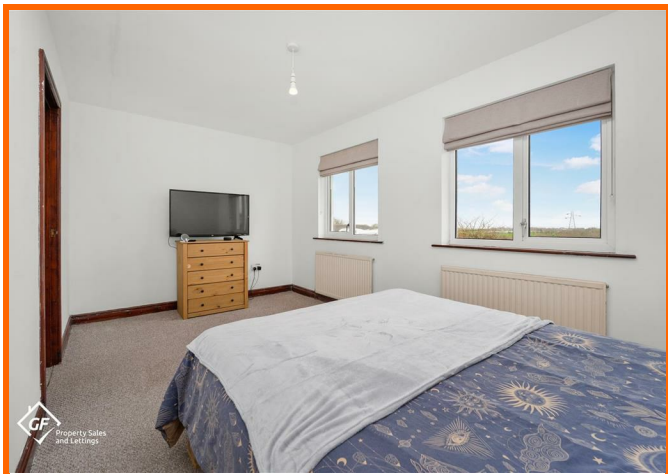
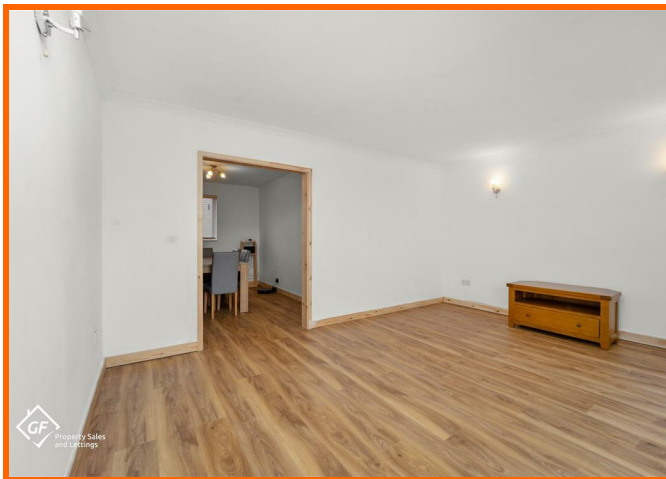
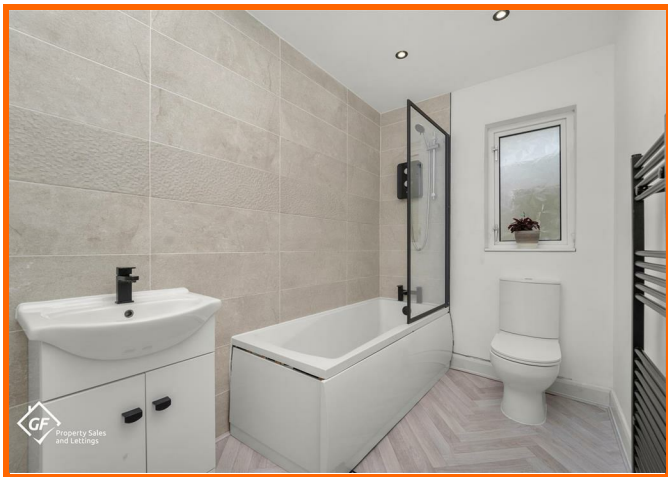
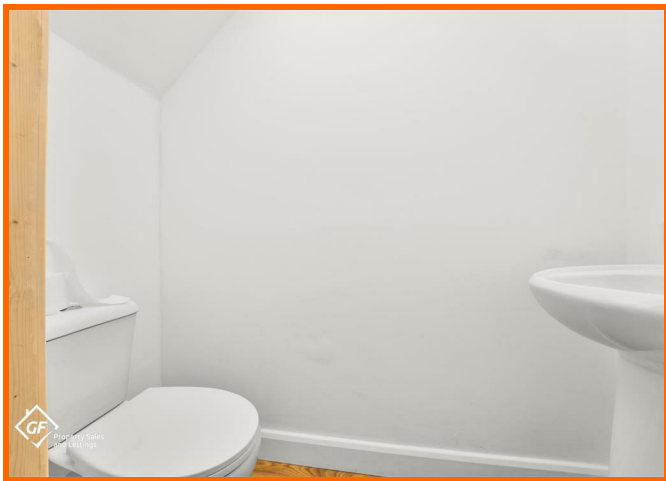
Tarmac driveway & paving.

Rear Garden

Low maintenance with flagged patio , decking, stones, store and shed.



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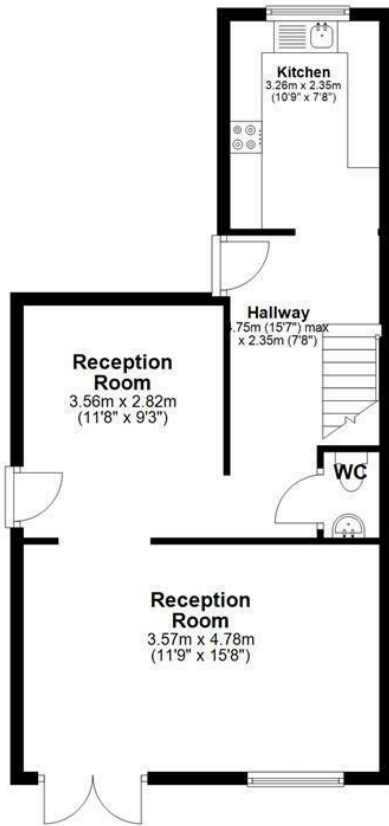
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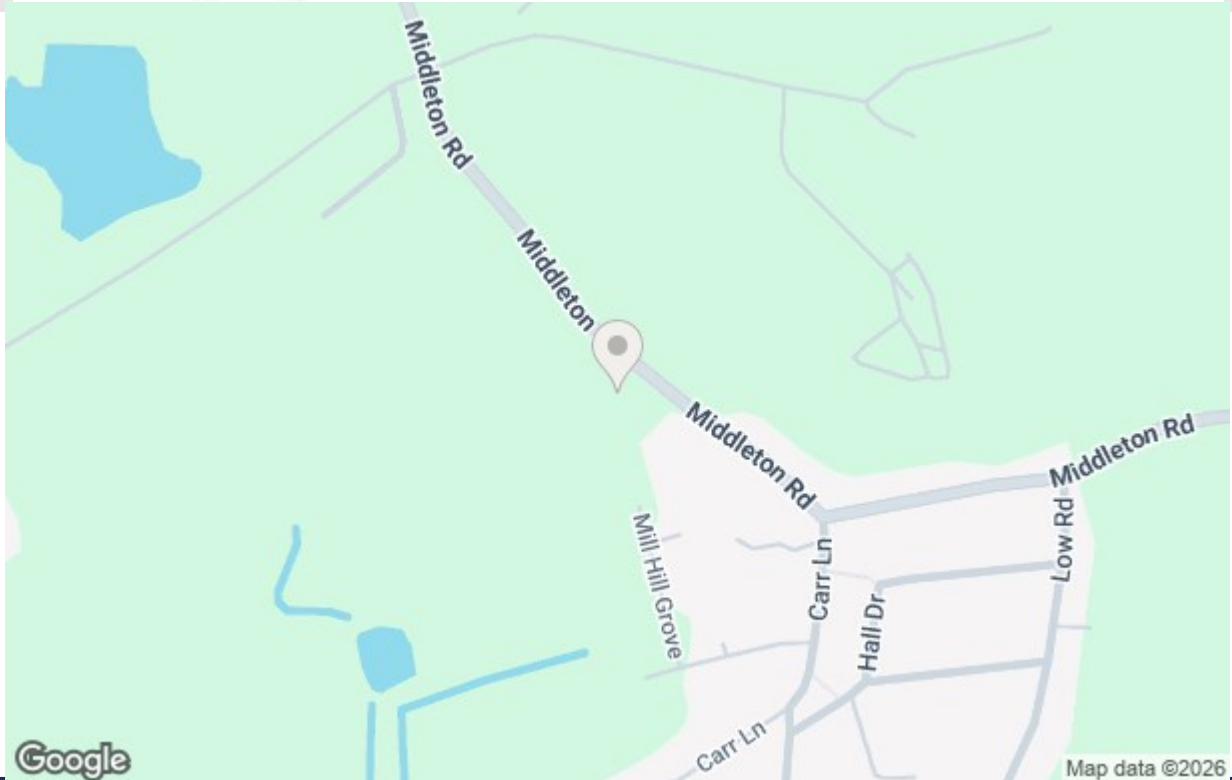
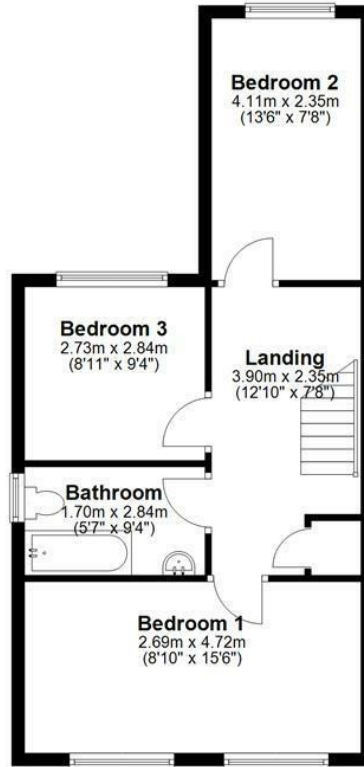
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Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(65-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

71 → 82

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82 plus) A		
(65-80) B		
(55-64) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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