



8 Creaton Way, Middleton



- FOUR Bed Detached With Open Views To The Rear
- Gas Central Heated / Mostly Double Glazed Windows
- Lounge / Second Reception Room And Conservatory
 - Dining Kitchen / Utility Room / Down-Stair W.C
- En-Suite To Master Bed / Three-Piece Family Bathroom
- Driveway And Lawned Gardens To The Front And Rear

£475,000

FOUR bed detached with conservatory and delightful open views to the rear. Briefly comprising of gas central heated, mostly double glazed windows, spacious lounge, dining kitchen with utility, down-stair W.C, second reception room and a conservatory to the rear. The first floor affords the four bedrooms the master with an en-suite shower room and there is a separate three-piece bathroom. Externally to the front is a tarmacadam driveway providing off road parking and a lawned garden with paving. Access down side leads to a paved patio and lawned garden with delightful open views. Ideally situated for access to local shops and amenities, a good selection of schools, transport links and within easy reach of the M60 motorway network.

GROUND FLOOR

HALL

Entrance hall with access to lounge and down-stair W.C

LOUNGE

4.7m x 4.8m (15'5" x 15'8")

Front aspect with laminated wooden flooring, coved ceiling, wall mounted fire, wall mounted T.V point, radiator and open plan access to staircase rising to the first floor. Double doors to the dining kitchen.



DINING KITCHEN

7.5m x 2.7m (24'7" x 8'10")

Rear aspect with a range of wall and base units incorporating range cooker with stainless steel extractor above, space and plumbing for "American style" fridge freezer, laminated wooden flooring and spotlights. Access to conservatory and utility room.



UTILITY ROOM

Useful utility room with space and plumbing for an automatic washing machine. External access.

W.C

Down-stair low-level W.C with vanity wash-basin.

RECEPTION ROOM

5.3m x 2.3m (17'4" x 7'6")

Front aspect with laminated wooden flooring and radiator.



CONSERVATORY

3.9m x 2.6m (12'9" x 8'6")

Rear aspect with tiled flooring and radiator. External access.



FIRST FLOOR

BEDROOM 1

3.8m x 3.1m (12'5" x 10'2")

Front aspect with carpet flooring and radiator. Access to en-suite.



EN-SUITE

Three piece en-suite comprising of walk in shower cubicle housing rain shower, vanity wash-basin with fitted cupboard below, low-level W.C, fully tiled walls and flooring and radiator.



BEDROOM 2

3.7m x 2.6m (12'1" x 8'6")

Rear aspect with laminated wooden flooring and radiator.

BEDROOM 3

3.3m x 2.6m (10'9" x 8'6")

Rear aspect with laminated wooden flooring and radiator.

BEDROOM 4

2.8m x 2.6m (9'2" x 8'6")

Front aspect with laminated wooden flooring and radiator.



BATHROOM

Three-piece bathroom comprising of bath with shower above, vanity wash-basin with fitted cupboard below, low-level W.C, tiled walls, radiator and tiled flooring.



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	

OUTSIDE

Externally to the front is a tarmacadam driveway providing off road parking and a lawned garden with paving. Access down side leads to a paved patio and lawned garden with delightful open views.

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
794 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



FOUR BED DETACHED

TOTAL FLOOR AREA : 1401 sq.ft. (130.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate only. McGowan Homes & Property Services accept no responsibility 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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