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55 Bonscale Crescent, Middleton



- Well Presented THREE Bed End Townhouse
- Gas Central Heated / uPVC Double Glazed
- Hallway With Generous Storage / Sunshine Lounge And Kitchen
 - Two-Piece Bathroom / Separate W.C
- Paved Front Garden / Rear Lawned Garden

£195,000

NO CHAIN - Well presented **THREE** bed end townhouse with gardens to the front and rear. Ideal first time buyer or buy to let investment opportunity. Briefly comprising of gas central heating, uPVC double glazed windows, hallway, sunshine lounge and kitchen to the ground floor. The first floor affords three bedrooms, a two-piece bathroom and a separate low-level W.C. Externally to the front is a gated and paved front garden with gated access down the side to the enclosed patio and rear lawned garden. Conveniently situated close to local shops and facilities, transport links and the M60 motorway network.

GROUND FLOOR

HALL

Hallway with access to inner hall and storage, laminated wooden flooring, staircase rising to the first floor and access to sunshine lounge.

SUNSHINE LOUNGE

5.79m x 3.47m (18'11" x 11'4")

Front to rear aspect with feature fire surround, laminated wooden flooring and radiator. Access to kitchen.



KITCHEN

3.49m x 2.81m (11'5" x 9'2")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with stainless steel extractor above, built in electric oven, space and plumbing for an automatic washing machine, wall mounted boiler, tile laminate flooring and external access.



FIRST FLOOR

BEDROOM 1

4.14m x 3.37m (13'6" x 11'0")

Front aspect with laminated wooden flooring and radiator.



BEDROOM 2

3.98m x 2.50m (13'0" x 8'2")

Front aspect with laminated wooden flooring and radiator.



BEDROOM 3

2.57m x 2.30m (8'5" x 7'6")

Rear aspect with laminated wooden flooring and radiator.



BATHROOM

Two-piece bathroom comprising of bath with shower over, vanity wash-basin, laminated flooring and heated towel rail.

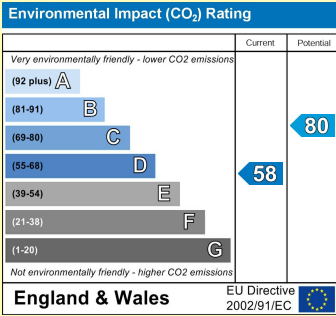
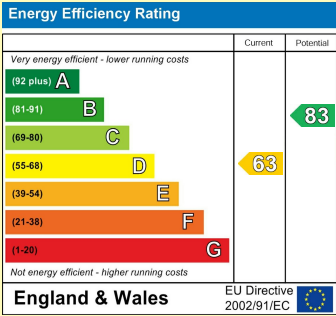


W.C

Separate low-level W.C.

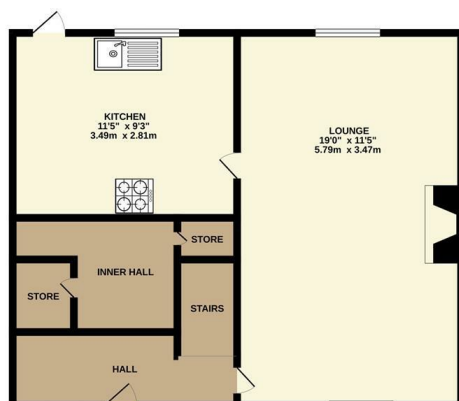
OUTSIDE

Externally to the front is a gated and paved front garden with gated access down the side to the enclosed patio and rear lawned garden.

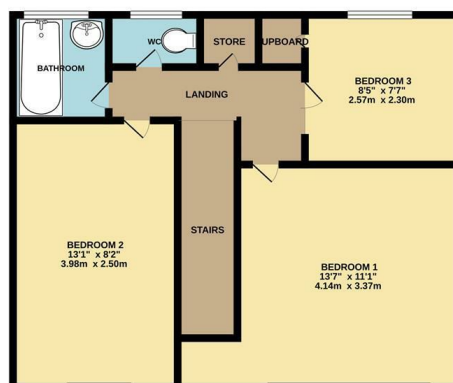


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



THREE BED TOWNHOUSE

TOTAL FLOOR AREA: 861 sq.ft. (80.0 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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