mcgowan homes

83 Fielding Street, Middleton

- Newly Converted And Refurbished THREE Bed End Townhouse
- Electric Heating / uPVC Double Glazed
- Down-Stair W.C
- Lounge With Open Plan To Large Dining Kitchen
- Three Piece Bathroom
- Communal Resident Parking

Offers In Excess Of £175,000

Newly converted and refurbished THREE bed end townhouse with communal parking. Ideal rental opportunity.
Briefly comprising of electric heating, uPVC double glazed windows, down-stair W.C, lounge with open plan to a large dining kitchen. The first floor affords the three bedrooms and a three-piece bathroom. Externally to the front is hardstanding communal parking. Conveniently situated close to Middleton town centre with its range of shops and facilities, transport links and ideal for the M60 motorway links. (images are for reference only - this property is currently tenanted)

GROUND FLOOR

HALLWAY
Hallway with laminated wooden flooring, electric heater and staircase rising to the first floor.

W.C
Useful down-stair W.C with vanity wash-basin with fitted cupboard below, part tiled walls and laminated wooden flooring.

LOUNGE
4.58m x 3.09m (15'0" x 10'1")
Front aspect with laminated wooden flooring, electric storage heater and open plan access to the dining kitchen.

DINNG KITCHEN
5.52m x 4.67m (18'1" x 15'3")
Rear aspect with a range of modern wall and base units incorporating stainless steel sink, induction hob with stainless steel extractor above, built in electric oven, space and plumbing for an automatic washing machine, electric wall heater, spotlights and laminated wooden flooring.

FIRST FLOOR

BEDROOM 1
3.97m x 2.58m (13'0" x 8'5")
Front aspect with laminated wooden flooring and electric wall heater.

BEDROOM 2
3.40m x 3.14m (11'1" x 10'3")
Rear aspect with laminated wooden flooring and electric wall heater.

BEDROOM 3

3.19m x 2.67m (10'5" x 8'9")

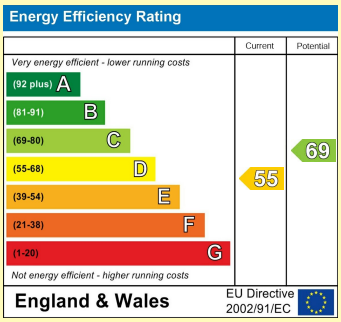
Front aspect with carpet flooring and electric wall heater.

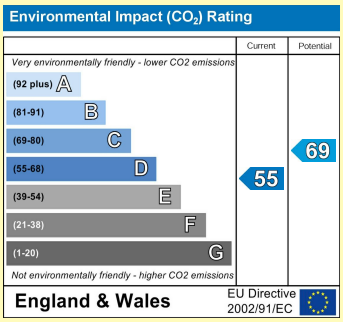
BATHROOM

Three-piece bathroom comprising of bath with shower off mixer taps, vanity wash-basin with fitted cupboard below, low-level W.C, part tiled walls, tiled flooring and heated towel rail.

OUTSIDE

Hardstanding communal parking.

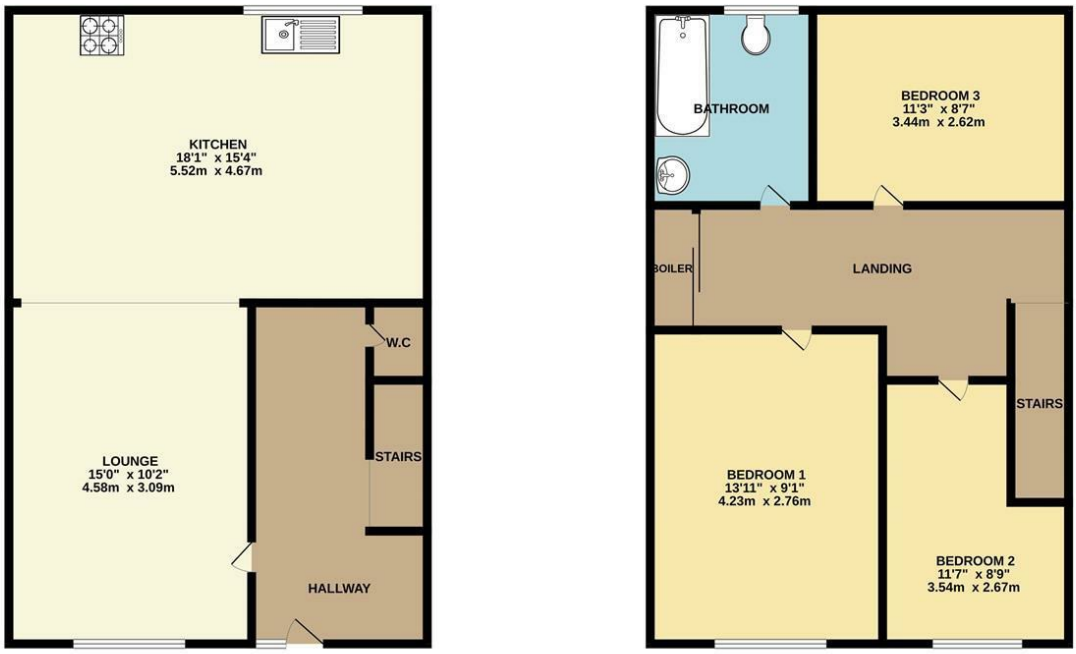




PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



THREE BED END TOWNHOUSE

TOTAL FLOOR AREA : 1032 sq.ft. (95.8 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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