

Oxford Drive
Middleton M24 2NN



AN IMMACULATE 2 BED END QUASI SEMI-DETACHED HOUSE
WITH SINGLE DETACHED GARAGE - NO ONWARD CHAIN



The subject property is situated in the popular residential area of Middleton, the house is ready to move in and perfect as a first time buyer property, with all the usual local amenities available nearby. At ground floor level there is a lounge and a modern fitted kitchen and at first floor level, 2 good sized bedrooms and a modern bathroom suite. The property benefits from a gas fired central heating system, double glazed windows and well maintained gardens to front and rear. The property is offered for sale at a competitive price and early viewing comes highly recommended.

VIEWING STRONGLY RECOMMENDED
NO CHAIN

ASKING PRICE £139,950

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA
Tel : (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

PORCH

LOUNGE – 3.9 x 4.1 metres

A well presented main reception room with fitted carpet

KITCHEN/DINER – 3.9 x 2.8 metres

A modern fitted kitchen with a range of wall and base units with complementary work surfaces, stainless steel sink unit and part tiled walls

REAR PORCH

First Floor

LANDING

MASTER BEDROOM – 3.9 x 3.0 metres

A well presented double master bedroom with fitted wardrobes

BEDROOM TWO – 2.1 x 3.4 metres

A well presented second bedroom

BATHROOM – 1.7 x 2.4 metres

Panelled bath, pedestal wash hand basin, low level wc and tiled walls

Externally

The property benefits from an enclosed front garden, an enclosed block paved rear garden and a detached single garage



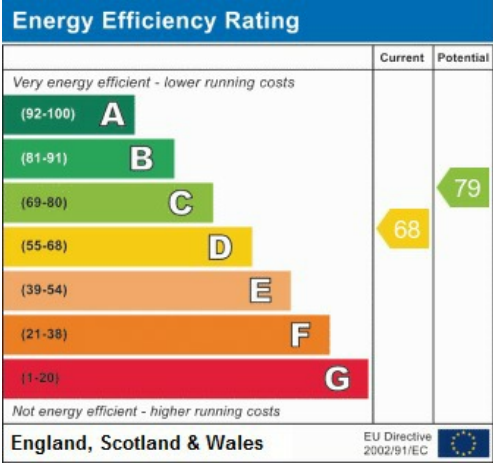
Council Tax Band

We are advised that the property is assessed in Council Tax Band

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

The property is situated in Middleton, within easy access of both Manchester City Centre and Middleton Town Centre.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021

W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

Barton Kendal For themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification