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39 Furness Road, Middleton



- Well Presented Two Bed Mid Terraced
- Gas Central Heated / uPVC Double Glazed
 - Sunshine Lounge / Dining Kitchen
 - Three-Piece Bathroom
- Driveway Providing Off Road Parking
- Lawned Gardens To The Front And Rear

Offers In Excess Of £185,000

Well presented two bed mid terraced with driveway affording off road parking and lawned gardens to the front and rear. Briefly comprising of gas central heating, uPVC double glazed windows, sunshine lounge and dining kitchen to the ground floor. The first floor affords two double bedrooms and a three-piece bathroom. Externally to the front is a hardstanding driveway affording off road parking, a lawned garden and pathway to the entrance. To the rear is an enclosed lawned garden with patio area and a useful brick outhouse ideal for garden storage. Situated close to local shops and facilities, Middleton town centre, transport links and ideal for access to the M60 motorway network.

GROUND FLOOR

HALLWAY

Hallway with laminate flooring and staircase rising to the first floor.

SUNSHINE LOUNGE

4.68m x 3.19m (15'4" x 10'5")

Front to rear aspect with laminated wooden flooring, T.V point and radiator. Double doors lead to the rear garden.



DINING KITCHEN

3.26m x 2.97m (10'8" x 9'8")

Rear aspect with a range of wall and base units incorporating stainless steel sink, electric oven with halogen

hob, integrated washing machine and vinyl flooring. External access and access to storage area.



FIRST FLOOR

BEDROOM 1

4.68m x 3.19m (15'4" x 10'5")

Front to rear aspect with fitted cupboard, carpet flooring and two radiators.



BEDROOM 2

5.01m x 2.64m (16'5" x 8'7")

Front aspect with fitted cupboard, carpet flooring and radiator.



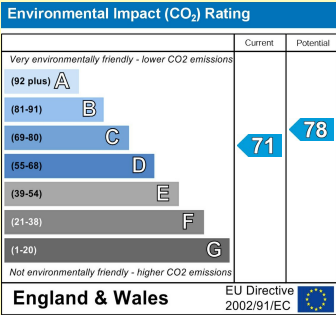
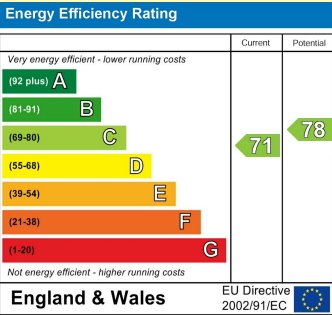
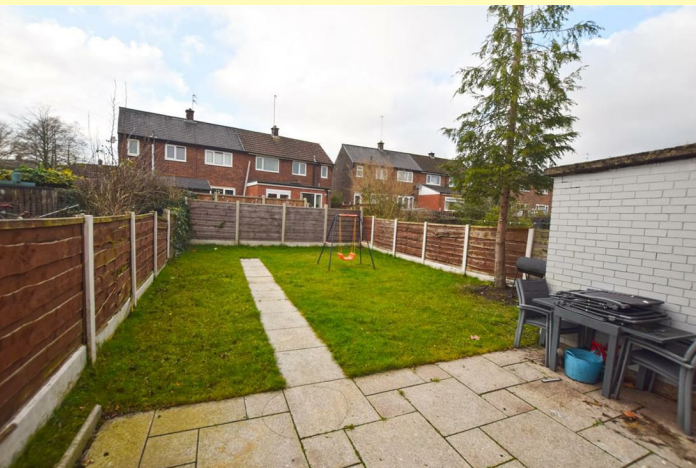
BATHROOM

Three-piece bathroom comprising of "P" shaped bath with shower above, vanity wash-basin, low-level W.C, fully tiled walls, and flooring and heated towel rail.



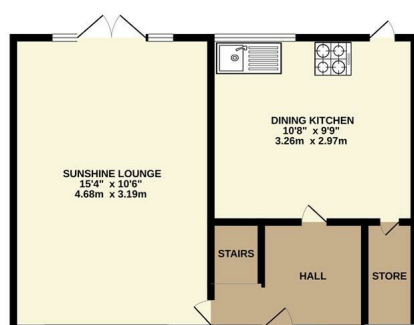
OUTSIDE

Externally to the front is a hardstanding driveway affording off road parking, a lawned garden and pathway to the entrance. To the rear is an enclosed lawned garden with patio area and a useful brick outhouse ideal for garden storage.

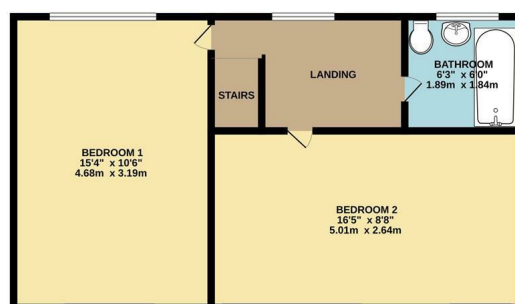


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TWO BED TERRACED

TOTAL FLOOR AREA: 737 sq.ft. (68.5 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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