



Mosedale Road, Middleton, M24 5QP

£1,395 Per Month

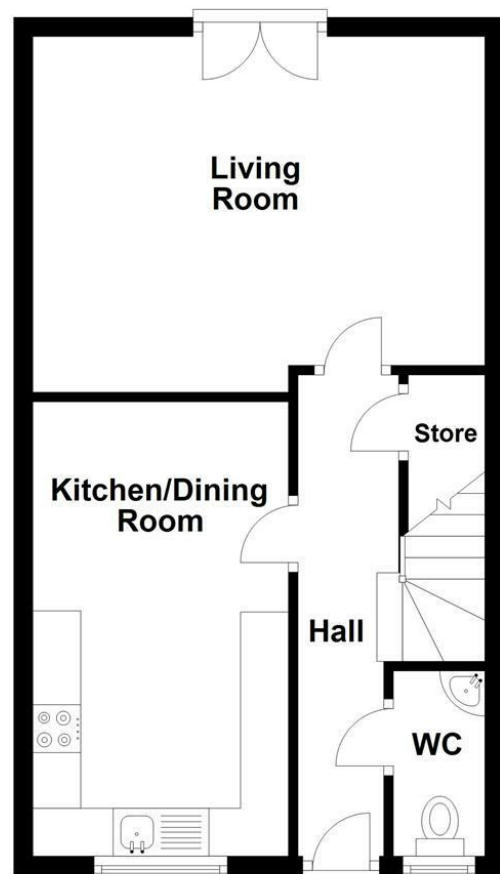
A BEAUTIFUL THREE BEDROOM FAMILY HOME WITH OFF ROAD PARKING IN MIDDLETON

Keenans are proud to welcome to the rental market this superb three bedroom property with spacious interiors, off road parking and a well maintained rear garden. The property is situated in a sought after and quiet area of Middleton with easy access to well regarded schools, is close to accessing major commuter routes and near local amenities. This property is ideally suited to a small family and is not one to be missed!

The property comprises briefly, to the ground floor; entrance to a welcoming entrance hall with stairs leading to the first floor and doors providing access to the bright kitchen and dining room, the living room and a downstairs WC. The spacious living room has french doors providing access to the rear garden. To the first floor there is a landing with doors providing access to three bedrooms and a three piece bathroom suite. The main bedroom has a door providing access to a three piece en-suite. Externally, to the rear of the property there is an enclosed laid to lawn garden with a paved patio and timber shed. To the front of the property there is a laid to lawn area and tarmacadam driveway.

View early to avoid disappointment! Contact our lettings team for further information or to arrange a viewing.

Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 3  2  1  B

- Semi Detached Property
- Three Bright Bedrooms
- Off Road Parking On Driveway
- Spacious Living Area
- Three Piece En-Suite To Bedroom One
- Council Tax Band Is B
- Open Plan Kitchen/Diner
- Superb Rear Garden
- EPC Rated B

Ground Floor

Entrance

Enter via a composite front door leading into the hall.

Hall

16'06 x 6'08 (5.03m x 2.03m)

Central heating radiator, alarm system, smoke alarm, spotlights, wood effect flooring, doors leading to the WC, kitchen/dining room, living room and understairs storage, stairs leading up to the first floor.

WC

6'04 x 3'02 (1.93m x 0.97m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, spotlights, laminate flooring.

Kitchen/Dining Room

15'07 x 8'09 (4.75m x 2.67m)

UPVC double glazed window, central heating radiator, grey gloss wall and base units with laminate worktops, stainless steel one and a half sink and drainer with mixer tap, Indesit oven, four ring gas hob, extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, Ideal combination boiler, spotlights, part tiled elevations, tiled flooring.

Living Room

15'06 x 12'02 (4.72m x 3.71m)

Central heating radiator, television point, UPVC double glazed french doors leading out to the rear garden.

First Floor

Landing

12'09 x 6'07 (3.89m x 2.01m)

Central heating radiator, access to the attic, doors leading to three bedrooms, bathroom and storage cupboard.

Bedroom One

10'09 x 8'06 (3.28m x 2.59m)

UPVC double glazed window, central heating radiator, door leading to the en-suite.

En-Suite

8'07 x 5'05 (2.62m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, main feed shower, spotlights, extractor fan, part tiled elevations, laminate flooring.

Bedroom Two

10'03 x 8'10 (3.12m x 2.69m)

UPVC double glazed window, central heating radiator.

Bedroom Three

10'04 x 6'07 (3.15m x 2.01m)

UPVC double glazed window, central heating radiator.

Bathroom

6'07 x 6'04 (2.01m x 1.93m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and overhead electric feed shower, tiled elevations, laminate flooring.

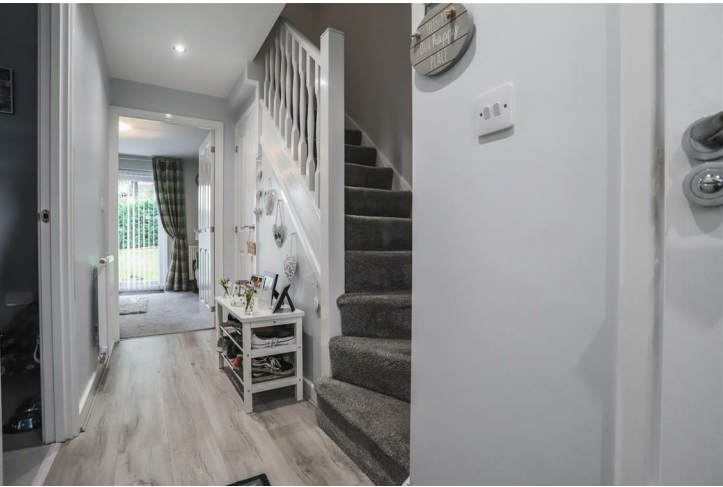
Externally

Front

Tarmacadam driveway, steps leading up to the property, laid to lawn area.

Rear

Enclosed laid to lawn garden, paved patio, timber shed, gate leading to the front of the property.



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