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6 Scott Hetherington Way, Middleton



- Very Well Presented Two Bed End Townhouse
 - Gas Central Heated / uPVC Double Glazed
 - Lounge / Dining Kitchen And Down-Stair W.C
 - Three-Piece Bathroom
- Tarmacadam Driveway Providing Off Road Parking
 - Lawned Rear Garden And Patio

£210,000

Very well presented two bed end townhouse with driveway providing off road parking for two cars and an enclosed lawned garden with patio area to the rear. Briefly comprising of gas central heating, uPVC double glazed windows, lounge dining kitchen and a useful down-stair W.C. The first floor affords two bedrooms and a three-piece bathroom. Externally to the front is a tarmac driveway providing off road parking for two cars and gated access down the side leading to the rear. To the rear is an enclosed lawned garden with patio area. Situated in the Langley area of Middleton ideal for access to local shops and facilities, transport links and the M60 motorway network.

GROUND FLOOR

HALL

Entrance hall with tiled flooring, radiator and staircase rising to the first floor.

LOUNGE

3.96m x 3.15m (12'11" x 10'4")

Rear aspect with wall mounted fire, wall mounted T.V point, laminate flooring and radiator. French doors lead to the rear garden.



DINING KITCHEN

4.76m x 2.44m (15'7" x 8'0")

Front aspect with a range of wall and base units incorporating stainless steel sink, gas hob with extractor above, built in electric oven, integrated fridge, integrated freezer, space and plumbing for an automatic washing machine, tiled flooring, access to storage area and external access.



W.C

Useful down-stair W.C with vanity wash-basin.

FIRST FLOOR

BEDROOM 1

3.96m x 3.09m (12'11" x 10'1")

Front aspect with fitted cupboard, carpet flooring and radiator.



BEDROOM 2

3.96m x 2.97m (12'11" x 9'8")

Rear aspect with carpet flooring and radiator.



BATHROOM

Three-piece bathroom comprising of bath with shower above, vanity wash-basin, low-level W.C, part tiled walls and tiled flooring.



OUTSIDE

Externally to the front is a tarmac driveway providing off road parking for two cars and gated access down the side leading to the rear. To the rear is an enclosed lawned garden with patio area.

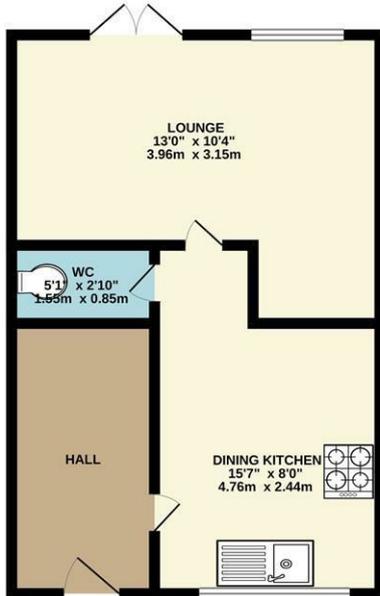


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			97
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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
262 sq.ft. (24.4 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TWO BED END TERRACED

TOTAL FLOOR AREA: 524 sq.ft. (48.7 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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