

Kirkstall Road
Middleton M24 6EU



**A WELL PRESENTED, MODERN 2 BED TERRACED FAMILY HOME
WITH STUNNING REAR GARDEN AND OPEN ASPECTS
WITH STUNNING COUNTRYSIDE**



This exceptional 2 bedroomed terraced house is situated in a highly sought after location in Middleton, in close proximity to the M60, M62 and M66 motorways, with all the usual local amenities available nearby. The property is well presented throughout, benefiting from a gas fired central heating system, double glazed windows, modern fitted kitchen, 2 DOUBLE BEDROOMS and a family bathroom suite. There is a small front garden and a pleasant garden to the rear with stunning views. The property has been competitively priced and early viewing comes highly recommended

**VIEWING STRONGLY RECOMMENDED
OPEN ASPECTS TO THE REAR WITH STUNNING VIEWS**

OFFERS INVITED IN EXCESS OF £160,000

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OL16 1LA
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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

ENTRANCE HALLWAY

LOUNGE – 3.2 x 4.7 metres

Large main reception room with double French doors leading to rear decking area and stunning views

KITCHEN/DINER – 3.8 metres reducing to 2.1 x 4.7 metres

A range of modern wall and base units with complementary work surfaces, stainless steel sink unit, oven hob and extractor fan, laminate flooring and part tiled walls

First Floor

LANDING

MASTER BEDROOM – 3.2 x 4.7 metres

Huge double master bedroom with fitted wardrobes

BEDROOM TWO – 2.9 x 4.0 metres

Second well presented double bedroom with laminate flooring

BATHROOM – 1.6 x 2.3 metres

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

Externally

The property benefits from a small front garden and to a rear a stunning garden with decking areas, lawned areas, well stocked borders, storage shed and open aspects with views to the hills.



Council Tax Band

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

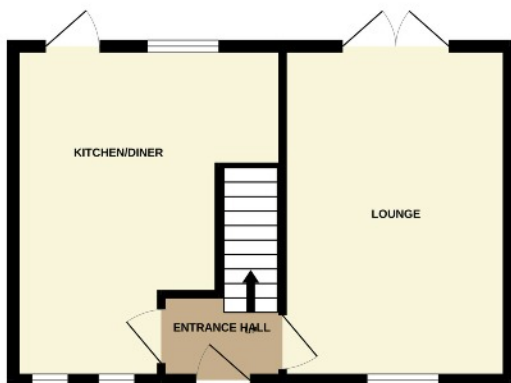
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

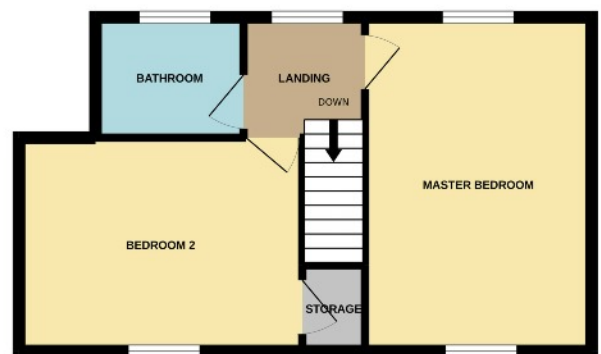
This well proportioned terraced house is situated in an established residential area, convenient for all the usual local amenities



GROUND FLOOR



1ST FLOOR



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

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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