

Towncroft Avenue
Middleton M24 5DB



A STUNNING 3/4 BED SEMI DETACHED HOUSE SITUATED IN A POPULAR RESIDENTIAL AREA ON A QUIET CUL-DE-SAC, CONVENIENT FOR ALL THE USUAL LOCAL AMENITIES



This stunning family home is situated in a highly sought after location on a quiet cul-de-sac and has a SOUTH FACING garden. With some of Middleton's best amenities available nearby. At ground floor level there is a morning room/dinning room/ reception room, a snug, downstairs shower room and open plan second reception room with extended modern fitted kitchen/diner/utility. At first floor level, 3 double bedrooms and a stylish bathroom. The property benefits from a gas fired central heating system, double glazed windows, duel fuel wood burning stove, bi-folding doors leading from kitchen/diner to the immaculately maintained garden to the rear with Indian stone terrace, paved sun terrace, large stone BBQ/fire pit, sauna and huge storage shed. To the front of the property off street private parking driveway. The property is offered for sale at a competitive price and early viewing comes highly recommended to appreciate the calibre of home on offer.

ASKING PRICE £325,000

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

ENTRANCE HALLWAY

SNUG/RECEPTION ROOM

Plantation shutters, feature fireplace with electric fire. The room could also be used as a bedroom with attached ensuite

SHOWER ROOM

Stunning downstairs shower room with low level wc, vanity wash hand unit, corner shower cubicle with electric shower, part tiled walls, tiled flooring and part panelled walls

MORNING ROOM/DINING ROOM/ RECEPTION ROOM

Stunning reception room with fitted carpet, plantation shutters and double doors leading to second reception room

LOUNGE/ RECEPTION ROOM

Stunning main reception room with fitted carpet and feature dual fuel log burner, open plan leading to kitchen/diner

KITCHEN/ DINER/ UTILITY

Kitchen/diner made to the highest spec, with range of soft close wall and base unit and complementary granite work tops with feature fitted double Neff 'hide & slide' oven, double drawer 'Fisher Paykel' dishwasher, American Fridge Freezer, middle island/breakfast bar with slide out plug sockets, tiled flooring, bi-fold doors leading to rear garden and open plan to concealed laundry/utility area

First Floor

LANDING

MASTER BEDROOM

Well proportioned double master bedroom with fitted carpet, plantation shutters and fitted, mirror fronted, wardrobes

BEDROOM TWO

Second well presented double bedroom situated to the rear with fitted carpet and wardrobes

BEDROOM THREE

Third double bedroom over side extension with fitted carpet and plantation shutters

BATHROOM

Stunning four piece family bathroom suite with low level wc, pedestal wash hand basin, corner walk in shower unit, corner spa bath with jacuzzi jets, tiled walls and flooring

Externally

The property benefits from a large front private parking driveway. To the rear is a stunning SOUTH FACING garden with Indian stone patio (led to via bi-folding doors from kitchen/diner), paved sun terrace, lawned area, sauna, large stone bbq/fire pit, large storage shed with electric and 3x log storage units



VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL



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