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8 Church Road, Middleton



- Delightful Two Bed Mid Garden Terraced
- Gas Central Heated / uPVC Double Glazed
  - Two Reception Rooms And Kitchen
- Four-Piece Bathroom / Walled Front Garden
- Rear Paved Patio with Summerhouse with power.

Offers In Excess Of £180,000

Delightful two bed mid garden terraced with a generous sized decked and paved rear garden. Briefly comprising of gas central heating, uPVC double glazed windows, hallway, front reception room, rear lounge with double doors to the rear garden and access to the kitchen. The first floor affords two good-sized bedrooms and a four-piece bathroom. Externally to the front is a walled and paved front garden and to the rear a paved patio with steps leading to a large timber summerhouse with electric which can be used as a home office or outside entertainment. Conveniently situated for access to Middleton town centre and its range of shops and facilities, transport links and the M60 motorway network.

## GROUND FLOOR

### HALLWAY

Entrance hall with carpet flooring and radiator.



### LOUNGE

4.25m x 3.09m (13'11" x 10'1")

Front aspect with coved ceiling, carpet flooring and radiator.

### REAR LOUNGE

5.24m x 4.16m (17'2" x 13'7")

Rear aspect with wall mounted T.V point, carpet flooring, radiator, staircase rising to the first floor, double doors to the rear and access to the kitchen.



## KITCHEN

3.38m x 2.07m (11'1" x 6'9")

Rear aspect with a range of wall and base units incorporating resin sink, gas hob with extractor above, built in electric oven, space and plumbing for an automatic washing machine and vinyl flooring.



## FIRST FLOOR

### BEDROOM 1

4.21m x 4.10m (13'9" x 13'5")

Front aspect with spotlights, carpet flooring and radiator.



### BEDROOM 2

5.05m x 3.33m (16'6" x 10'11")

Rear aspect with wall mounted T.V point, carpet flooring and radiator.



Externally to the front is a walled and paved front garden. To the rear is a paved area with steps leading to a large timber summerhouse with electric. This would provide an excellent home office or entertainment area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	
		67	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
		67	78

## BATHROOM

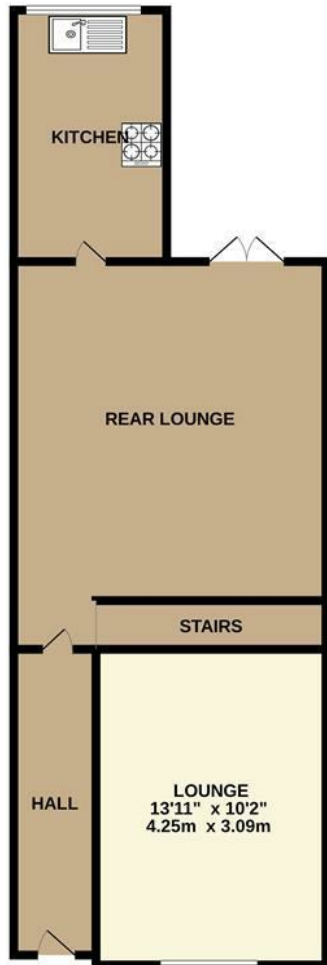
Large four-piece bathroom comprising of bath with shower off mixer taps, separate shower cubicle, vanity wash-basin, low-level W.C, fully tiled walls, tiled flooring, spotlights and radiator.



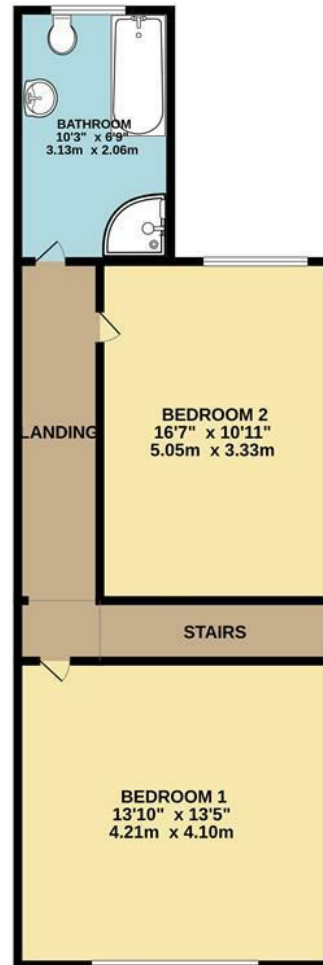
## OUTSIDE

*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  
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TWO BED MID TERRACED

TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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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