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75 Monmouth Street, Middleton



- Three Bed Semi Detached Positioned On Good Sized Corner Plot
 - Gas Central Heating / uPVC Double Glazed
 - Lounge / Dining Area With Open Plan To Kitchen
 - Three-Piece Bathroom / Driveway And Paved Front Garden
- Gated Access Down The Side To Further Driveway, Patio And Lawned Garden
 - Available With NO ONWARD CHAIN

Offers In Excess Of £230,000

Three bed semi detached situated on a good-sized corner plot with gardens and generous off road parking. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, dining area with open plan access to the kitchen. The first floor affords the three bedrooms and a three-piece bathroom. Externally to the front is a driveway and paved front garden with gated access down the side to a further tarmacadam driveway, patio area and enclosed lawned garden. Situated in a popular position with convenient access to Middleton town centre, transport links, a good selection of well-regarded schools and ideal for access to the M60 motorway network.

GROUND FLOOR

HALL

Entrance hall with staircase rising to the first floor. Access to lounge.

LOUNGE

5.23m x 4.35m (17'1" x 14'3")

Bay fronted lounge to the front aspect with large feature brick fireplace housing wood burning stove, picture rail, coved ceiling and radiator. Access to dining area.



DINING AREA

3.58m x 3.54m (11'8" x 11'7")

Rear aspect with laminated wooden flooring, access to under-stair storage, radiator and external access. Open plan to kitchen.



KITCHEN

3.46m x 3.16m (11'4" x 10'4")

Rear aspect with a range of wall and base units incorporating stainless steel sink, cooker point, wall mounted boiler, carpet flooring and radiator.



FIRST FLOOR

BEDROOM 1

4.34m x 3.28m (14'2" x 10'9")

Front aspect with carpet flooring and radiator.



BEDROOM 2

3.46m x 3.31m (11'4" x 10'10")

Rear aspect with carpet flooring, picture rail and radiator.



BEDROOM 3
 3.60m x 2.41m (11'9" x 7'10")
 Rear aspect with carpet flooring and radiator.



BATHROOM
 Three-piece bathroom comprising of bath, sink, low-level W.C, fully tiled walls, laminate flooring and radiator.



OUTSIDE
 Externally to the front is a driveway and paved front garden with gated access down the side to a further tarmacadam driveway, patio area and enclosed lawned garden.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 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
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 997 sq.ft. (92.7 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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