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113 Martindale Crescent, Middleton



- Immaculately Presented Two Bed Semi Detached
- Gas Central Heated / uPVC Double Glazed Windows
 - Lounge / Dining Kitchen
 - Three-Piece Bathroom
- Tarmacadam Driveway To The Front
- Enclosed Rear Lawned Garden And Decked Patio

Offers In Excess Of £200,000

STUNNING TWO two bed semi detached with driveway providing off road parking, enclosed rear lawned garden and decked patio area. Briefly comprising of gas central heating, uPVC double glazed windows, lounge and dining kitchen to the ground floor. The first floor affords the two bedrooms and a three-piece bathroom. Externally to the front is a tarmac driveway providing off road parking, gated access down the side leads to a raised decked patio with fixed awning above and an enclosed lawned garden. Situated in the Langley area of Middleton with convenient access to local shops, schools and amenities, transport links and ideal for access to the M60 motorway network. IDEAL FIRST TIME BUYER OR INVESTMENTS OPPORTUNITY.

GROUND FLOOR

HALLWAY

Entrance hall with cloak cupboard with sink unit and plumbing in situ and space for an automatic washing machine, tiled flooring and radiator. Staircase rising to the first floor.

LOUNGE

4.42 x 3.44m (14'6" x 11'3")

Rear aspect with laminated wooden flooring, radiator and French doors leading to the rear patio and garden.



DINING KITCHEN

3.56m x 2.30m (11'8" x 7'6")

Front aspect with a range of wall and base units incorporating stainless steel sink, breakfast bar, gas hob with extractor above, built in electric oven, integrated dishwasher and laminate flooring.



FIRST FLOOR

BEDROOM 1

4.43m x 2.31m (14'6" x 7'6")

Front aspect with fitted wardrobes, carpet flooring, radiator and spotlights.



BEDROOM 2

4.43m x 2.69m (14'6" x 8'9")

Rear aspect with carpet flooring and radiator.



BATHROOM

Three-piece bathroom comprising of bath with shower above and shower off mixer taps, vanity wash-basin, low-level W.C, fully tiled walls, laminate flooring and heated towel rail.



OUTSIDE

Externally to the front is a tarmac driveway providing off road parking, gated access down the side leads to a raised decked patio with fixed awning above and an enclosed lawned garden.

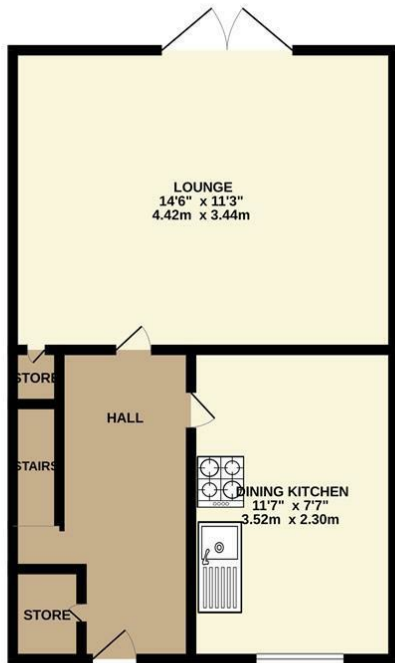


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
330 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TWO BED SEMI DETACHED

TOTAL FLOOR AREA: 660 sq.ft. (61.3 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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