





£280,000

Located within the ever sought after location of Middleton this two double bedroom mid-terraced home is offered to the market with no upper chain and many benefits including living/dining room, kitchen, family bathroom and additional downstairs cloakroom, rear garden and allocated parking.

Property Description

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, door to kitchen, door to lounge/diner.

CLOAKROOM

Low level w.c, wall mounted wash hand basin, radiator, splash back tiling, extractor fan.

LOUNGE/DINER

Double glazed window to rear aspect. Under stairs storae cupboard, radiator, energy efficient spotlights, double glazed door to rear.

KITCHEN

Double glazed window to front aspect. A range of floor and wall mounted units, rolled edge work surface area, oven and hob with extractor hood, single drainer sink unit with mixer tap over, splash back tiling, space for fridge freezer, wall mounted boiler.

LANDING

Door to bedrooms, door to bathroom, access to loft space.

BEDROOM ONE

Double glazed window to front aspect. Radiator, built in wardrobes, airing cupboard housing water tank.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

Vanity wash hand basin, fully tiled walls, panelled bath with mixer tap and shower attachment over, low level w.c, extractor fan, heated towel rail.

PARKING

Allocated parking.

FRONT GARDEN

Pathway to front door, storage cupboard.

REAR GARDEN

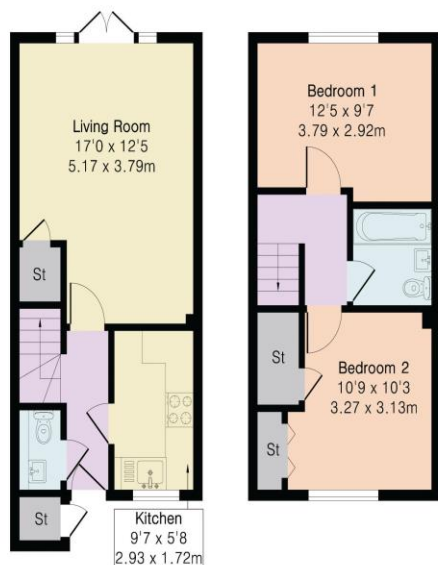
Enclosed by timber fence panelling, rear gated access, outside light.



Approximate Gross Internal Area 681 sq ft - 63 sq m

Ground Floor Area 345 sq ft - 32 sq m

First Floor Area 336 sq ft - 31 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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