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34 Violet Way, Middleton



- Very Well Presented Two Bed Semi Detached True Bungalow
 - Gas Central Heated / Double Glazed
 - Lounge / Kitchen / Three-Piece Shower Room
- Driveway Providing Off Road Parking And Lawned Front Garden
 - Rear Patio Area And Lawned Garden
 - Views Over Rochdale Canal / NO CHAIN

£170,000

NO CHAIN - Very well presented two bed semi detached bungalow with driveway affording off road parking, lawned gardens to the front and rear and views over Rochdale canal. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, kitchen, three-piece shower room and two good-sized bedrooms. Externally to the front is a driveway affording off road parking and lawned front garden. At the rear is a good-sized patio area and enclosed lawned garden with access and views over Rochdale canal. Situated in a very pleasant cul-de-sac with access to local shops and facilities, Middleton town centre, transport links and ideal for access to the M60 motorway network.

HALLWAY

Entrance hall with radiator and access to storage cupboard.

LOUNGE

5.03m x 3.28 (16'6" x 10'9")

Front aspect with bay window, electric fire set within wooden surround, carpet flooring and two radiators.



KITCHEN

3.14m x 2.21m (10'3" x 7'3")

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



BEDROOM 1

3.79m x 3.12m (12'5" x 10'2")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

2.85m x 2.35m (9'4" x 7'8")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



SHOWER ROOM

Three-piece shower room comprising of shower cubicle, vanity wash-basin, low-level W.C, fully tiled walls, laminate floor covering and heated towel rail.



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	

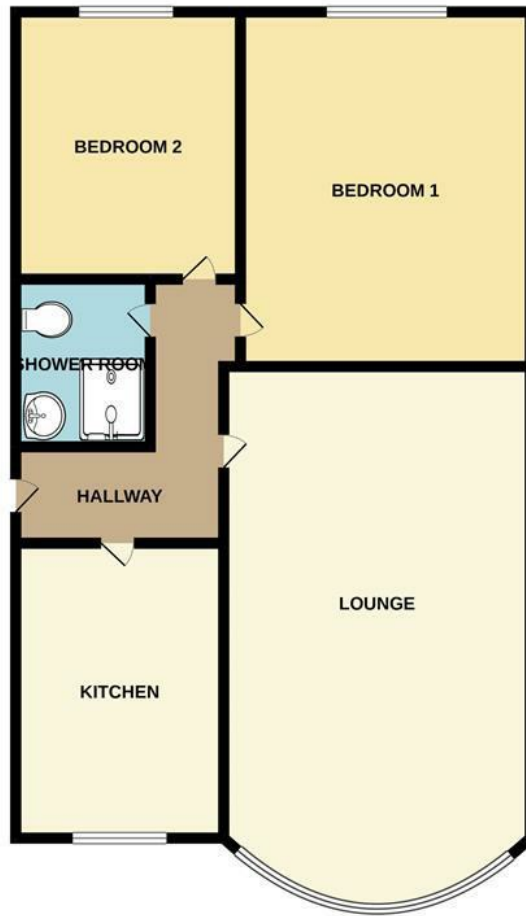
OUTSIDE

Externally to the front is a driveway affording off road parking and lawned front garden. At the rear is a good-sized patio area and enclosed lawned garden with access and views over Rochdale canal.



*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
541 sq.ft. (50.3 sq.m.) approx.



TWO BED SEMI DETACHED BUNGALOW

TOTAL FLOOR AREA: 541 sq ft. (50.3 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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