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Plot 3 Off Baker Street, Middleton




- Brand New Three Bed Semi Detached
 - Small Development (8 Properties)
- Stunning Dining Kitchen / En-Suite To Master Bed
- Parking & Lawned Gardens / Cul De Sac Location
 - Ideal For M60 and 7 Miles from City Centre

Offers In Excess Of £267,500

Newly Constructed By Lubek Developments, Stunning Three Bed Semi Detached Over Three Storeys, With Off Road Parking And Enclosed Rear Garden. Briefly comprising of gas central heating, uPVC double glazed windows, down-stair W.C, lounge and dining kitchen to the ground floor. The first floor affords two bedrooms and a three-piece bathroom and the second floor houses the master bedroom and three-piece en-suite, plus walk in wardrobe or study area. In immaculate condition throughout, newly decorated, floor coverings, kitchen and bathrooms. Externally to the front is a driveway providing off road parking and to the rear a paved patio leading to the enclosed garden ready to be turfed. Ideally situated for Mills Hill Railway station, well regarded local schools, Middleton town centre is under 1 miles away and convenient for transport links and the M60 motorway network.

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***

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