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34 Sandy Lane, Middleton



- Very Well Presented Two Bed Mid Terraced
- Gas Central Heated / uPVC Double Glazed Windows
 - Lounge / Dining Kitchen / Three-Piece Bathroom
 - Fixed Staircase To The Loft Room (no building regs)
 - Tarmacadam Front Garden
- Enclosed Decked And Astroturf Rear Garden With Raised Patio

£160,000

Very well presented two bed mid terraced with fixed staircase to a loft room (no building regs - storage only) This super property briefly comprises of gas central heating, uPVC double glazed windows, lounge and dining kitchen to the ground floor. The first floor affords two bedrooms and a three-piece bathroom. There is a fixed staircase to a good-sized loft room with Velux window and storage in the eaves. Externally to the front is a tarmac front garden and to the rear a very pleasant enclosed decked garden with Astro turf area and a raised decked patio at the foot. Situated in a popular position with access to local shops and facilities, Middleton town centre and ideal for access to the M60 motorway network.

GROUND FLOOR

LOUNGE

4.50m x 3.83m (14'9" x 12'6")

Front aspect with laminated wooden flooring, wall mounted T.V point and radiator. Access to dining kitchen and staircase rising to the first floor.



DINING KITCHEN

4.46m x 3.57m (14'7" x 11'8")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with stainless steel extractor above, built in electric oven, space and plumbing for an automatic washing machine, spotlights, laminated wooden flooring and under-stair storage. External access.



FIRST FLOOR

BEDROOM 1

4.36m x 3.81m (14'3" x 12'5")

Front aspect with fitted wardrobes, wall mounted T.V point, carpet flooring and radiator.



BEDROOM 2

2.58m x 2.32m (8'5" x 7'7")

Rear aspect with carpet flooring and radiator.



BATHROOM

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



SECOND FLOOR

LOFT ROOM

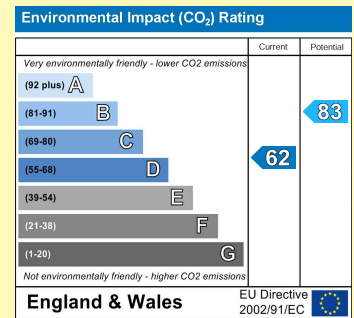
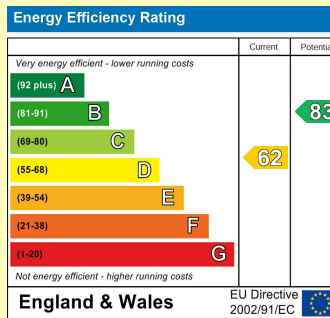
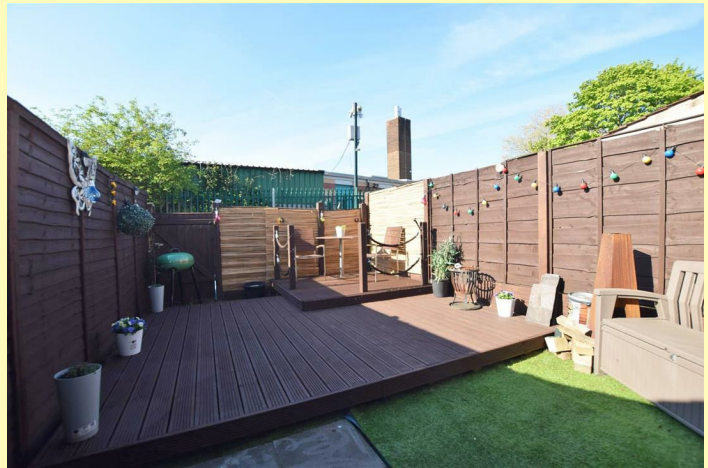
3.43m x 3.07m (11'3" x 10'0")

Accessed via fixed staircase to a good-sized loft room with Velux window, carpet flooring, radiator and storage in the eaves. (no building regs)



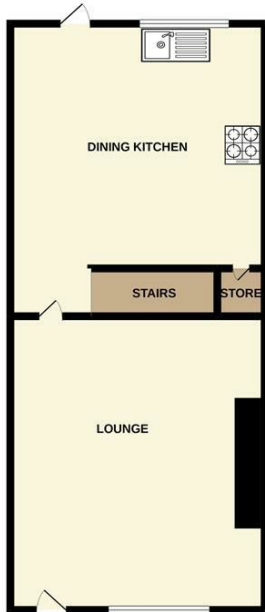
OUTSIDE

Externally to the front is a tarmacadam front garden and to the rear a very pleasant enclosed decked garden with Astroturf area and a raised decked patio at the foot.

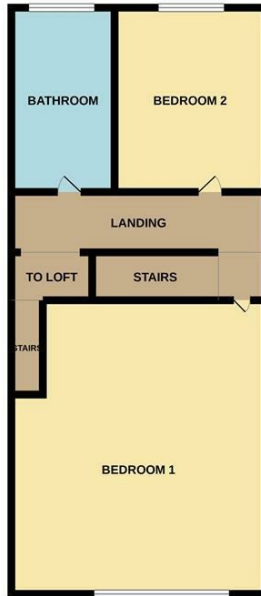


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

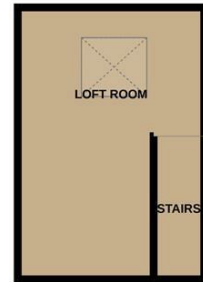
GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR
128 sq.ft. (11.9 sq.m.) approx.



34 SANDY LANE

TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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