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102 Mill Fold Road, Middleton



- Delightfully Presented Two Bed Mid Terraced
- Gas Central Heated / uPVC Double Glazed
- Lounge / Dining Kitchen / Four-Piece Bathroom
 - Converted Loft Room (no building regs)
 - Walled Front Garden / Rear Paved Garden
 - Permit Resident Parking Space

£195,000

Delightfully presented two bed mid terraced with converted loft room (no building regs) and permit parking space. Briefly comprising of gas central heating, uPVC double glazed windows, lounge and dining kitchen to the ground floor. The first floor affords two bedrooms and a four-piece bathroom. There is a fixed staircase leading to the converted loft room with velux windows. Externally to the front is a walled and gated garden with soil borders and to the rear is a stone paved rear garden. Ideally situated for access to Middleton town centre and its range of shops and facilities, transport links and a short drive to the M60 motorway network.

GROUND FLOOR

HALL

Stylish hallway with tiled flooring and radiator.

LOUNGE

4.25m x 3.11m (13'11" x 10'2")

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



DINING KITCHEN

5.21m x 4.26m (17'1" x 13'11")

Rear aspect with a range of wall and base units incorporating "Belfast" sink, induction hob with stainless steel extractor above, central island / breakfast bar with base units below, space and plumbing for an automatic washing machine, laminated wooden flooring and spotlights. Open plan to staircase rising to the first floor, under-stair storage and external access.



FIRST FLOOR

BEDROOM 1

4.42m x 4.26m (14'6" x 13'11")

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



BEDROOM 2

3.34m x 2.26m (10'11" x 7'4")

Rear aspect with carpet flooring and radiator.



BATHROOM

Stylish FOUR-piece bathroom comprising of deep fill "claw foot" bath with central taps, separate shower cubicle, vanity wash-basin, low-level W.C, part tiled walls and tall heated towel rail.



SECOND FLOOR

LOFT ROOM

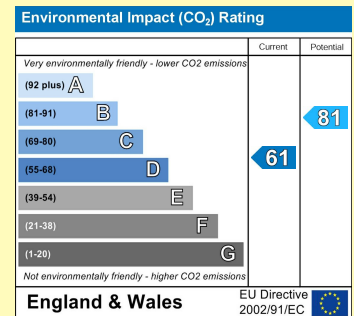
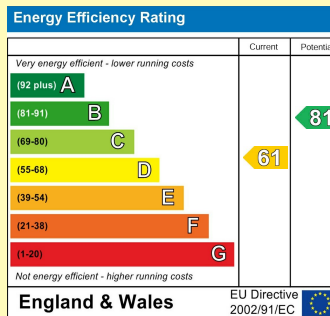
4.20m x 4.07m (13'9" x 13'4")

Converted loft room accessed via fixed staircase with two velux windows, carpet flooring and storage in the eaves.



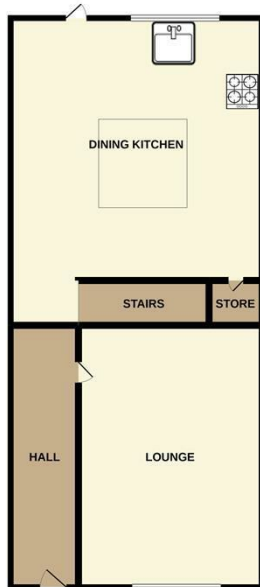
OUTSIDE

Externally to the front is a walled and gated garden with soil borders and to the rear is a stone paved rear garden.

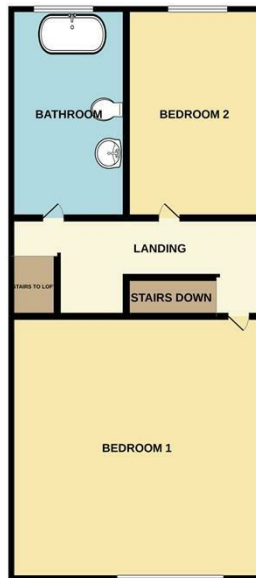


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

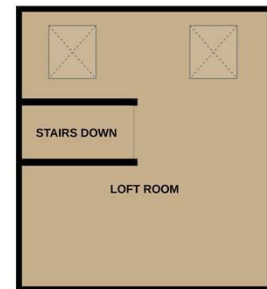
GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR
218 sq.ft. (20.3 sq.m.) approx.



TWO BED MID TERRACED
TOTAL FLOOR AREA: 1104 sq.ft. (102.5 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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