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23 Neilson Close, Middleton



- Immaculately Presented THREE BED EXTENDED End Townhouse
 - Gas Central Heated / uPVC Double Glazed
- Bay Fronted Lounge / Kitchen With Open Plan To Dining Area And Sitting Room
 - Three-Piece Shower Room
 - Paved And Shared Lawned Front Garden
- Spacious Rear Paved Garden With Lawned Area

Asking Price £220,000

Immaculately presented and extended three bed end townhouse. This delightful property benefits from gas central heating, uPVC double glazed windows, enclosed porch, bay fronted lounge and kitchen to the rear. Open plan access from the kitchen leads to the dining area and the rear extension accommodating a sitting room overlooking the rear garden. The first floor houses the three bedrooms and a three-piece shower room. Externally to the front is a paved area and a neatly tended shared lawned garden. Access down the side leads to a very large paved garden separated by a lawned area with soil borders housing a variety of plants, trees and shrubs. There is also a detached garage belonging to the property. Situated in a well regarded area of Middleton with convenient access to local shops, Middleton town centre, a good selection of schools, transport links and ideal for access to the M60 motorway network.

GROUND FLOOR

PORCH

Enclosed porch leading to...

HALL

Spacious hallway with coved ceiling, radiator, under-stair storage, carpet flooring and staircase rising to the first floor.

LOUNGE

5.45m x 3.42m (17'10" x 11'2")

Front aspect with electric fire set within feature surround, two radiators, carpet flooring and T.V point.



KITCHEN

2.92m x 2.37m (9'6" x 7'9")

Rear aspect with a range of modern wall and base units incorporating one and a half bowl stainless steel sink, breakfast bar, five ring gas hob with stainless steel extractor above, built in electric oven, built in microwave oven, integrated dishwasher, tiled flooring and spotlights. External access and open plan to the dining area.



DINING AREA / SITTING ROOM

6.06m x 2.82m (19'10" x 9'3")

Rear aspect with laminated wooden flooring, spotlights, wall mounted T.V point and radiator. Double doors providing access and pleasant garden views.



FIRST FLOOR

BEDROOM 1

4.10m x 3.46m (13'5" x 11'4")

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



BEDROOM 2

3.48m x 3.20m (11'5" x 10'5")

Rear aspect with fitted wardrobes, vanity wash-basin with fitted cupboard below, carpet flooring and radiator.



BEDROOM 3

2.36m x 2.21m (7'8" x 7'3")

Front aspect with carpet flooring and radiator.



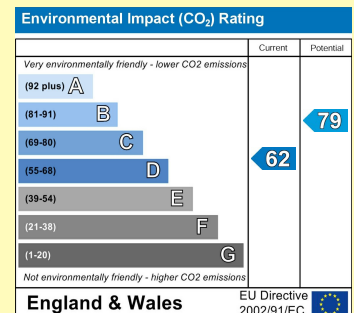
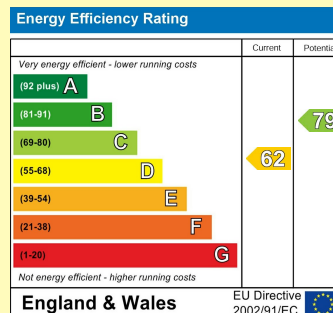
SHOWER ROOM

Three-piece shower room comprising of "walk in" shower cubicle with rain shower and shower off mixer taps, vanity wash-basin, low-level W.C, fully tiled walls and flooring, heated towel rail and spotlights.



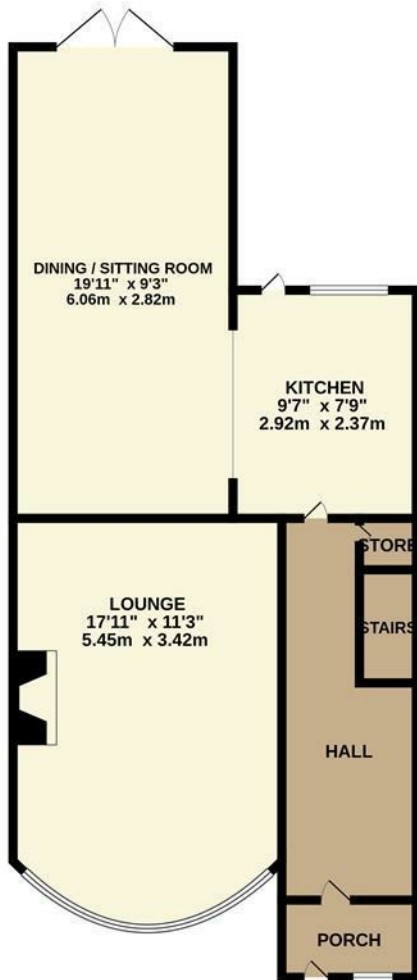
OUTSIDE

Externally to the front is a paved area and a neatly tended shared lawned garden. Access down the side leads to a very large paved garden separated by a lawned area with soil borders housing a variety of plants, trees and shrubs.

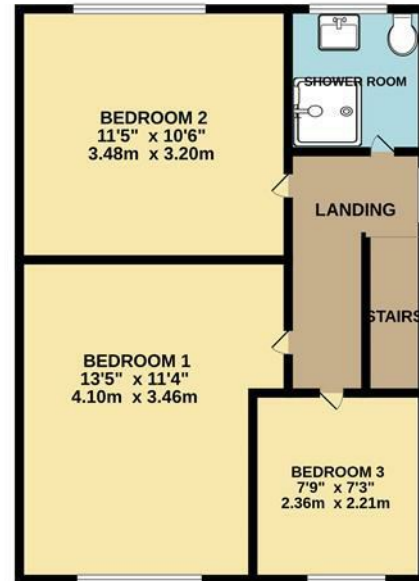


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



THREE BED END TOWNHOUSE

TOTAL FLOOR AREA: 981 sq.ft. (91.1 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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