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15 Mirfield Drive, Middleton



- Three Bed Semi Detached
- Gas Central Heated / Double Glazed Windows
 - Lounge / Dining Area And Kitchen
 - Three-Piece Wet Room
- Block Paved Driveway / Shingle Front Garden
- Car Port / Rear Paved Garden And Detached Garage

£225,000

Three bed semi detached with car port, detached garage, block-paved driveway and paved rear garden. Briefly comprising of gas central heating, uPVC double glazed windows, bay fronted lounge, dining area and kitchen. The first floor affords three bedrooms and a three-piece wet room. Externally to the front is a block paved driveway and a feature shingle garden with borders housing a variety of plants and shrubs. There is a car port to the side, a paved garden to the rear and a detached garage. Situated in a popular position close to Middleton town centre and its range of shops and facilities, transport links and ideal for access to the M60 motorway network.

GROUND FLOOR

HALL

Hallway with carpet flooring, radiator, access to storage area and staircase rising to the first floor. Folding door leading to the lounge.

LOUNGE

4.30m x 3.38m (14'1" x 11'1")

Bay fronted lounge to the front aspect with wall mounted electric fire, T.V point, carpet flooring and radiator. Double doors to the dining area.



DINING AREA

2.51m x 2.45m (8'2" x 8'0")

Rear aspect with carpet flooring and radiator. Access to kitchen.

KITCHEN

2.83m x 2.44m (9'3" x 8'0")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with extractor above, built in electric oven and tiled laminate flooring. Access to the carport.



FIRST FLOOR

BEDROOM 1

3.99m x 3.27m (13'1" x 10'8")

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

BEDROOM 2

3.28m x 3.04m (10'9" x 9'11")

Rear aspect with laminated wooden flooring and radiator.



BEDROOM 3

2.39m x 2.12m (7'10" x 6'11")

Rear aspect with carpet flooring and radiator.



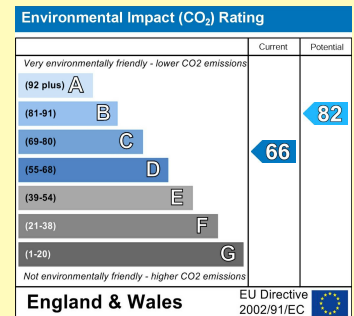
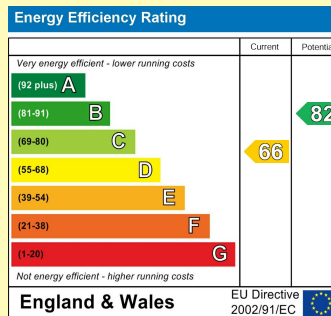
WET ROOM

Three-piece wet room comprising of shower, sink, low-level W.C, fully tiled walls and radiator.



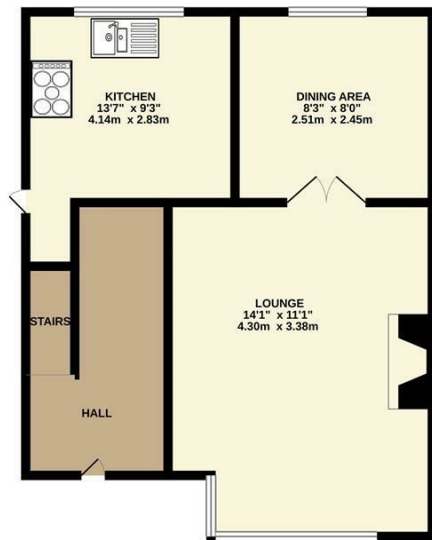
OUTSIDE

Externally to the front is a block paved driveway and a feature shingle garden with borders housing a variety of plants and shrubs. There is a car port to the side, a paved garden to the rear and a detached garage.

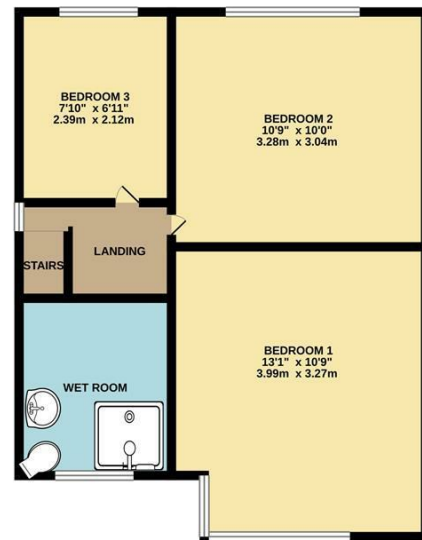


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR
348 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 703 sq.ft. (65.3 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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