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## 42 Tonge Meadow, Middleton



- Delightfully Presented Two Bed First Floor Apartment
  - Gas Central Heated / uPVC Double Glazed
    - Lounge / Kitchen And Bathroom
    - Communal Resident Parking
  - Communal Resident Lawned Gardens

£140,000

Delightfully presented two bed first floor apartment constructed by Messrs Richardson Homes. Internally presented to a very high standard and affording pleasant views over the rear communal lawned gardens. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, kitchen and bathroom. Externally there are communal lawned gardens and resident parking. There is a monthly maintenance charge of £105.53 and an annual ground rent of £100.00. Conveniently situated for access to local shops and facilities, transport links and ideal for access to the M60 motorway network.

### **ENTRANCE**

Secure intercom entrance. Stairs to the first floor.

### **HALLWAY**

Hallway with access to storage area and radiator.

### **LOUNGE**

4.59m x 3.96m (15'0" x 12'11")

Rear aspect with wooden laminate flooring T.V point, electric fire and radiator. Double doors to the "Juliette" balcony.



### **KITCHEN**

2.52m x 2.38m (8'3" x 7'9")

Side aspect with a range of wall and base units incorporating ceramic sink unit, induction hob, built in electric oven, integrated dishwasher, integrated fridge/freezer, space and plumbing for washing machine and vinyl flooring.



### **BEDROOM 1**

4.87m x 3.35m (15'11" x 10'11")

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



### **BEDROOM 2**

3.31m x 2.74m (10'10" x 8'11")

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



### **BATHROOM**

Three-piece suite comprising of bath with shower above, vanity wash-basin, low-level W.C, part tiled walls, laminate flooring and radiator.





### OUTSIDE

Externally there are communal lawned gardens and resident parking.

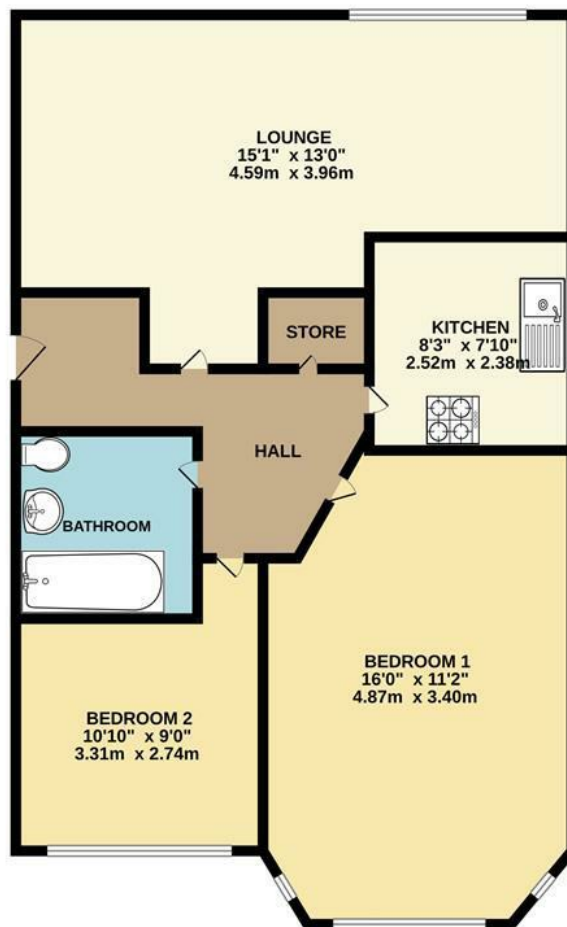


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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  
652 sq.ft. (60.5 sq.m.) approx.



TWO BED FIRST FLOOR APARTMENT

TOTAL FLOOR AREA: 652 sq.ft. (60.5 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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