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2 Sefton Close, Archer Park, Middleton



- Very Well Presented And Extended FOUR BED DETACHED
- Sunshine Lounge / Separate Dining Room / Extended Dining Kitchen
  - Master Bedroom With En-Suite Shower Room
  - Spacious Three-Piece Family Bathroom
- Attached Garage / Lawned Front Garden And Block Paved Driveway
  - Rear Paved Patio / Raised Lawned And Shrubbery Areas

Offers In Excess Of £450,000

Very well presented and extended FOUR BED DETACHED located in a quiet cul-de-sac in the well regarded Archer Park area of Middleton. Briefly comprising of gas central heating, uPVC double glazed windows, sunshine lounge, separate dining room and an extended dining kitchen. The first floor accommodates four bedrooms, the master with an en-suite shower room and a separate three-piece family bathroom. Externally to the front is a lawned garden, a block-paved driveway and attached garage with an electric vehicle charger. Gated access down one side leads to a paved patio with access to the attached garage and steps leading up to raised lawned and rockery areas. Conveniently situated within walking distance of Middleton town centre and its range of shops and facilities, transport links, schools and the M60 motorway network.

## **GROUND FLOOR**

### **PORCH**

Enclosed entrance porch leading to...

### **HALLWAY**

Spacious hallway with laminated wooden flooring, covered ceiling, radiator and under-stair storage. Staircase rising to the first floor.

### **SUNSHINE LOUNGE**

7.19m x 3.50m (23'7" x 11'5")

Front to rear aspect with living flame gas fire set within feature surround, covered ceiling, T.V point and carpet flooring.



### **DINING ROOM**

5.46m x 3.35m (17'10" x 10'11")

Front aspect with laminated wooden flooring, electric under-floor heating, coved ceiling and radiator.



### **DINING KITCHEN**

5.05m x 3.18m (16'6" x 10'5")

Extended dining kitchen to the rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, breakfast bar, five ring gas hob with extractor above, built in double electric oven, built in microwave oven, built in wine-rack, integrated dishwasher, integrated fridge, integrated freezer, under-floor heating, laminate flooring and spotlights. External access.



## **FIRST FLOOR**

### **MASTER BEDROOM**

5.32m x 3.47m (17'5" x 11'4")

Front aspect with fitted wardrobes, coved ceiling, carpet flooring and radiator. Access to...



### **EN-SUITE**

Three-piece en-suite comprising of shower cubicle, vanity wash-basin, low-level W.C, part tiled walls, heated towel rail and laminate flooring.

### **BEDROOM 2**

4.05m x 3.19m (13'3" x 10'5")

Front aspect with vanity wash-basin with fitted cupboard below, wall mounted T.V point, coved ceiling, carpet flooring and radiator.



### BEDROOM 3

3.32m x 2.78m (10'10" x 9'1")

Rear aspect with fitted wardrobes, wall mounted T.V point, covered ceiling and radiator.



### OUTSIDE

Externally to the front is a lawned garden, a block-paved driveway and attached garage with an electric vehicle charger. Gated access down one side leads to a paved patio with access to the attached garage and steps leading up to raised lawned and rockery areas.



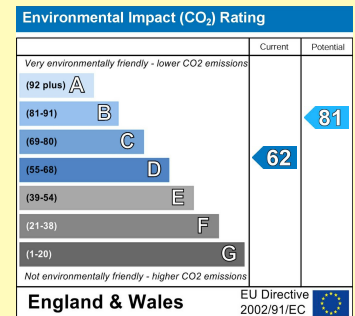
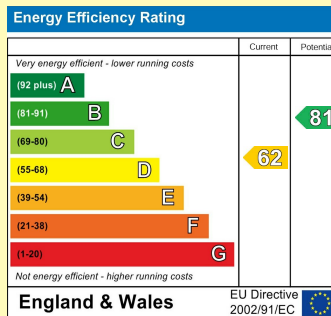
### BEDROOM 4

3.45m x 2.14m (11'3" x 7'0")

Front aspect with fitted wardrobes, covered ceiling and carpet flooring.

### BATHROOM

Spacious three-piece family bathroom comprising of panelled bath with rain shower above, vanity wash-basin with fitted cupboard below, low-level W.C, part tiled walls, spotlights, tall heated towel rail and laminate flooring.

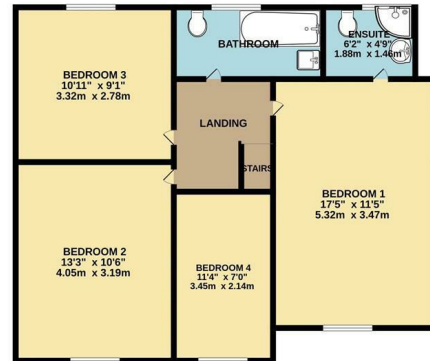


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR  
881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



FOUR BED DETACHED

TOTAL FLOOR AREA : 1511 sq.ft. (140.4 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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