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61 Highfield Street, Middleton



- THREE Bed End Terraced With Immaculate Interior
 - Gas Central Heating / uPVC Double Glazed
 - Lounge / Dining Kitchen / Three-Piece Bathroom
 - Rear Paved Patio Garden
 - Ideal First Property Or Buy To Let Investment

Offers In Excess Of £175,000

Three bed end terraced with immaculate interior. Briefly comprising of gas central heating, uPVC double glazed windows, vestibule entrance, lounge and dining kitchen. The first floor affords three bedrooms and a three-piece bathroom. Externally to the front opening to the street and to the side is a pathway leading to an enclosed rear patio garden. Conveniently positioned for access to Middleton town centre and its range of shops and facilities, transport links and close to the M60 motorway network.

GROUND FLOOR

VESTIBULE

Vestibule entrance leading to lounge.

LOUNGE

4.53m x 4.29m (14'10" x 14'0")

Front aspect with gas fire set within feature surround, coved ceiling, T.V point, radiator and tile flooring.



DINING KITCHEN

4.53m x 3.23m (14'10" x 10'7")

Rear aspect with a range of wall and base units incorporating stainless steel sink, cooker point with stainless steel extractor above, under-stair storage and staircase rising to the first floor. External access.



FIRST FLOOR

BEDROOM 1

3.50m x 3.18m (11'5" x 10'5")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.25m x 2.77m (10'7" x 9'1")

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



BEDROOM 3

3.23m x 1.57m (10'7" x 5'1")

Front aspect with carpet flooring and radiator.



BATHROOM

Three-piece bathroom comprising of bath with shower above, vanity wash-basin with fitted cupboards below, low-level W.C, tiled flooring, tiled walls and heated towel rail.



OUTSIDE

Externally to the front opening to the street and to the side is a pathway leading to an enclosed rear patio garden.

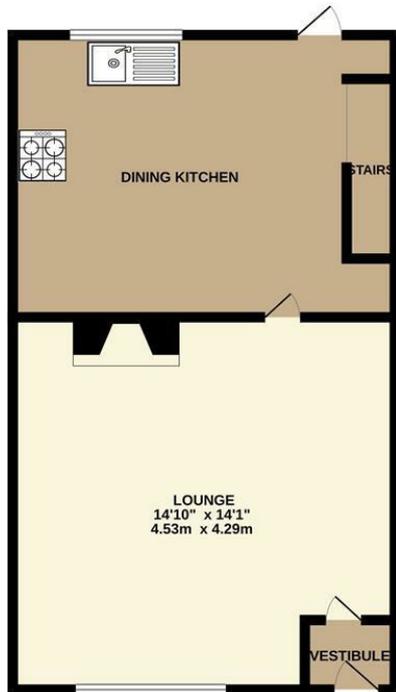


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

*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
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



THREE BED END TERRACED

TOTAL FLOOR AREA : 699 sq.ft. (64.9 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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