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7 Penrose Gardens, Middleton



- Delightfully Presented Two Bed Semi Detached
- Gas Central Heated / uPVC Double Glazed Windows
- Lounge / Dining Kitchen / Side Lean To/Storage Area
- Three-Piece Bathroom / Driveway And Lawned Gardens To The Front And Rear
 - Ideal First Home

Offers In Excess Of £200,000

Delightfully presented two bed semi detached with driveway providing off road parking and lawned gardens to the front and rear. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, dining kitchen and a useful lean to / storage area at the side. The first floor affords two good-sized bedrooms and a three-piece bathroom. Externally to the front is a tarmacadam driveway affording space to off road park, pathway to the entrance and a lawned garden with soil borders. To the rear is a paved patio with steps up to the enclosed lawned garden with established soil borders housing a variety of plants and shrubs. Conveniently situated for local shops and facilities, Middleton town centre, transport links and the M60 motorway network.

GROUND FLOOR

Access to lounge.

LOUNGE

4.23m x 3.63m (13'10" x 11'10")

Front aspect with wall mounted electric fire, laminate flooring, T.V point and radiator. Open plan to staircase rising to the first floor. Access to dining kitchen.



DINING KITCHEN

3.63m x 2.51m (11'10" x 8'2")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with stainless steel extractor above, built in electric oven, space for dining table and chairs, space and plumbing for an automatic washing machine, tiled flooring and radiator. External access.



LEAN TO/STORAGE

6.83m x 1.43m (22'4" x 4'8")

Useful lean to at the side aspect with carpeted flooring and radiator.



FIRST FLOOR

BEDROOM 1

3.63m x 3.65m (11'10" x 11'11")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.19m x 2.05m (10'5" x 6'8")

Rear aspect with carpet flooring and radiator.



BATHROOM

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



OUTSIDE

Externally to the front is a tarmac driveway affording space to off road park, pathway to the entrance and a lawned garden with soil borders. To the rear is a paved patio with steps up to the enclosed lawned garden with established soil borders housing a variety of plants and shrubs.

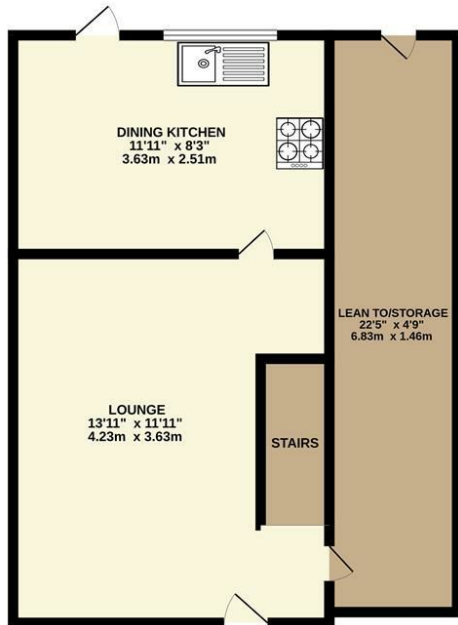


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

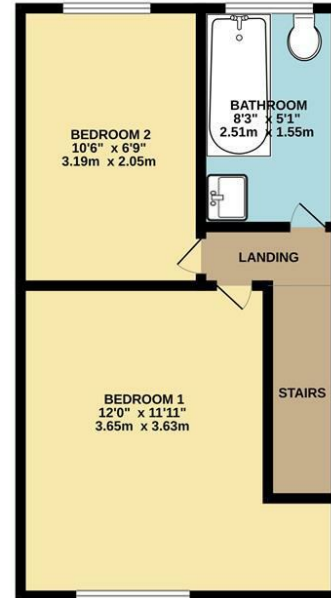
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 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
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TWO BED SEMI DETACHED

TOTAL FLOOR AREA : 630 sq.ft. (58.6 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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