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17 Silverton Grove, Middleton



- Immaculately Presented Three Bed Detached
- Lounge / Dining Room / Kitchen And Conservatory
 - En-Suite Shower Room To Master Bed
 - Separate Three-Piece Bathroom
- Integral Garage / Tarmacadam Driveway
- Enclosed Paved Garden With Raised Beds
 - Electric Charging Point

£340,000

Immaculately presented three bed detached constructed by the well regarded builders Messrs Roland Bardsley circa 1990. This stunning family home briefly comprises of gas central heating, uPVC double glazed windows, hallway with open access to the dining room, separate lounge, kitchen and conservatory to the rear. The first floor affords three well proportioned bedrooms, the master benefiting from an en-suite shower room and there is a separate three-piece bathroom. Externally to the front is a tarmac driveway with hedged borders, pathway to the entrance and access to the integral garage with up and over door. Gated access either side of the property leads to an enclosed paved garden with feature raised beds and soil borders housing a variety of plants and shrubs. Situated in a cul-de-sac position in the Silver Birch area of Middleton offering convenient access to local shops, schools, transport links and close proximity to the M60 motorway network.

GROUND FLOOR

HALL

Hallway with LVT luxury vinyl tile flooring which extends throughout ground floor rooms except conservatory and radiator. Access to lounge and integral garage. Open access to....

DINING ROOM

3.81m x 2.40m (12'5" x 7'10")

Front aspect with bay window, coved ceiling, wall mounted T.V point, laminated wooden flooring and radiator. Access to kitchen.



LOUNGE

4.39m x 3.74m (14'4" x 12'3")

Rear aspect with wall mounted T.V point, laminated wooden flooring and radiator. Staircase rising to the first floor and access to the conservatory.



KITCHEN

3.55m x 2.08m (11'7" x 6'9")

Rear aspect with a range of modern wall and base units incorporating one and a half bowl resin sink, "Bosch" induction hob with splashback and extractor above, built in electric oven, built in microwave oven, integrated fridge, feature lit kickboards, part tiled walls, spotlights, laminated wooden flooring and heated towel rail. External access.



CONSERVATORY

2.98m x 2.45m (9'9" x 8'0")

Rear aspect with T.V point, tile flooring and double doors to the rear garden.



FIRST FLOOR

MASTER BEDROOM

4.37m x 3.13m (14'4" x 10'3")

Front aspect with fitted wardrobes and matching bedside cabinets, wall mounted T.V point, carpet flooring and radiator. Access to en-suite.



EN-SUITE

Three-piece en-suite comprising of shower cubicle, vanity wash-basin with fitted cupboards below, low-level bidet W.C, fully tiled walls, clad ceiling with spotlights, slate tile flooring and tall heated towel rail.

BEDROOM 2

3.88m x 3.23m (12'8" x 10'7")

Rear aspect with fitted wardrobes and matching bedside cabinets, wall mounted T.V point, carpet flooring and radiator.



BEDROOM 3

3.67m x 2.11m (12'0" x 6'11")

Rear aspect with fitted wardrobes, fixed dressing table and shelving, carpet flooring and radiator.

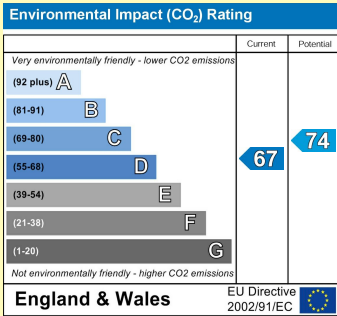
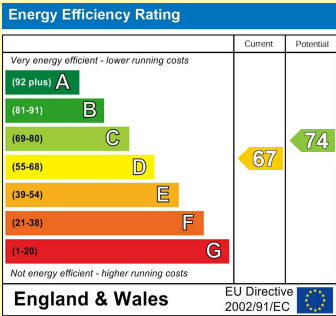
BATHROOM

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



OUTSIDE

Externally to the front is a gated tarmacadam with hedged borders, pathway to the entrance and access to the integral with garage with electric up and over door. Gated access either side of the property leads to an enclosed paved garden with feature raised beds and soil borders housing a variety of plants and shrubs. There is external power points.

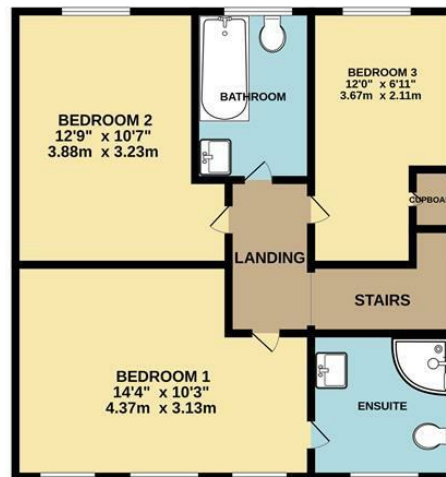


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 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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