



230 Grimshaw Lane, Middleton



- Well Presented Two Bed End Terraced
- Gas Central Heated / uPVC Double Glazed
- Lounge / Dining Kitchen And Conservatory
- Three-Piece Shower Room
- Lawned Gardens To The Front And Rear / Garage To The Rear

£200,000

Well presented two bed end townhouse with lawned gardens to the front and rear and a separate garage to the rear. Briefly comprising of gas central heating, uPVC double glazed windows, enclosed porch, lounge, dining kitchen and conservatory. The first floor affords two bedrooms and a three-piece shower room. Externally to the front is a lawned garden with pathway and shingle border and to the rear a good-sized enclosed lawned garden with paving and patio at the foot. There is also a separate garage external to the rear garden. Conveniently located for access to Middleton town centre and its range of shops and facilities, transport links and convenient for access to the M60 motorway network.

GROUND FLOOR

PORCH

Enclosed porch leading to....

LOUNGE

4.25m x 3.79m (13'11" x 12'5")

Front aspect with electric fire set within surround, carpet flooring and radiator. Staircase rising to the first floor and access to dining kitchen.



DINING KITCHEN

3.76m x 3.08m (12'4" x 10'1")

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, spotlights, tiled flooring and radiator. Access to conservatory.



CONSERVATORY

3.39m x 2.81m (11'1" x 9'2")

Rear aspect with vinyl flooring and double doors leading to the rear garden.



FIRST FLOOR

BEDROOM 1

3.82m x 3.33m (12'6" x 10'11")

Front aspect with laminated wooden flooring and radiator.



BEDROOM 2

3.07m x 2.16m (10'0" x 7'1")

Rear aspect with carpet flooring, wall mounted combi boiler and radiator.



SHOWER ROOM

Three-piece shower room comprising of shower cubicle, vanity wash-basin with fitted cupboard below, low-level W.C, part tiled and part "Aqua-board" panel walls, heated towel rail, spotlights and vinyl tiled flooring.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

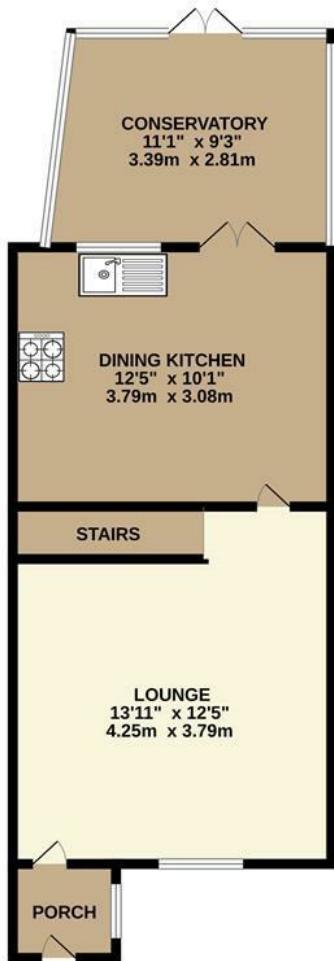
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

OUTSIDE

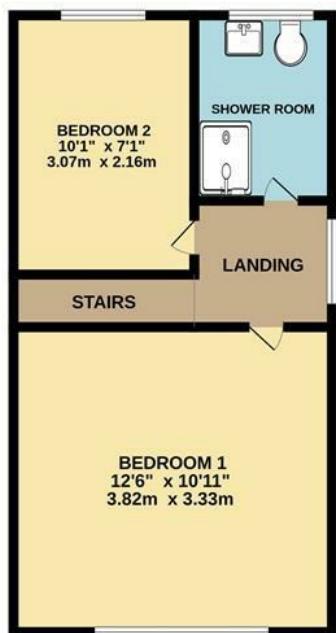
Externally to the front is a lawned garden with pathway and shingle border and to the rear a good-sized enclosed lawned garden with paving and patio at the foot. There is also a separate garage external to the rear garden.

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
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TWO BED END TERRACED

TOTAL FLOOR AREA: 701 sq.ft. (65.1 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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