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14 Chelford Close, Middleton



- Very Spacious And Immaculately Presented Two Bed Semi Detached (Originally Three Bed)
 - Gas Central Heated / uPVC Double Glazed
 - Spacious Porch / Hallway And Sitting Room
 - Lounge / Dining Kitchen And Conservatory
 - Three-Piece Shower Room
- Block Paved Driveway / Spacious Paved And Decked Rear Garden

£265,000

Very spacious and immaculately presented two bed extended semi detached. Originally a three bed, (could be converted back to three beds) however the current owners have adapted the main bedroom creating a large master bedroom with dressing area. Briefly comprising of gas central heating, uPVC double glazed windows, large entrance porch, hallway with open access to lounge and access to a useful sitting room. To the rear is a large dining kitchen with double doors to a spacious conservatory overlooking the rear garden. There is also a useful utility room / storage area which is accessed externally from the rear garden. The first floor affords the bedrooms accommodation and a three-piece shower room. Externally to the front is a large block paved driveway with off road parking for three vehicles and a raised soil border housing flowers and shrubs. To the rear is a generously proportioned enclosed paved and decked patio garden. Situated in a popular position in the Boarshaw area of Middleton with easy access to the town centre, transport links and the M60 motorway network.

GROUND FLOOR

PORCH

Spacious entrance porch with "Karndean" flooring and radiator. Double doors to ...

HALLWAY

Entrance hall with open plan access to staircase rising to the first floor, under-stair storage, open access to lounge and access to sitting room.

LOUNGE

4.60m x 3.73m (15'1" x 12'2")

Front aspect with "Karndean" flooring, wall mounted T.V point and radiator. Access to dining kitchen.



DINING KITCHEN

4.57m x 2.90m (14'11" x 9'6")

Rear aspect with a range of wall and base units incorporating resin sink, five ring gas hob with extractor above, built in double electric oven, integrated fridge, integrated dishwasher, "Karndean" flooring, spotlights and tall radiator. Space for dining table and chairs and double doors to the conservatory.



SITTING ROOM

5.11m x 2.11m (16'9" x 6'11")

Useful second reception room to the front aspect with "Karndean" flooring, wall mounted T.V point, spotlights and radiator.



CONSERVATORY

4.28m x 3.50m (14'0" x 11'5")

Spacious conservatory to the rear aspect with ceramic tiled flooring, electric floor heaters and access to the rear garden.



UTILTIY / STORAGE

2.14m x 2.12m (7'0" x 6'11")

Utility area and storage accessed from the rear garden with plumbing for washing machine.

FIRST FLOOR

BEDROOM 1

4.60m x 3.61m (15'1" x 11'10")

Front aspect with wall mounted T.V point, "Karndeian" flooring and spotlights.

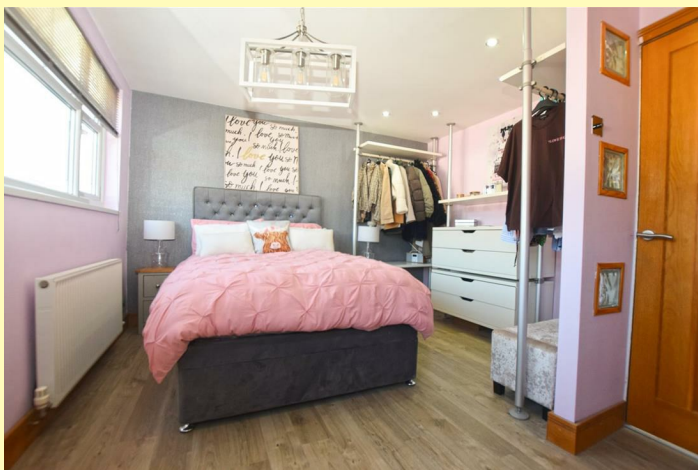


SHOWER ROOM

Three-piece shower room comprising of shower cubicle, vanity wash-basin, low-level W.C, fully tiled walls, ceramic tiled flooring, spotlights and heated towel rail.

OUTSIDE

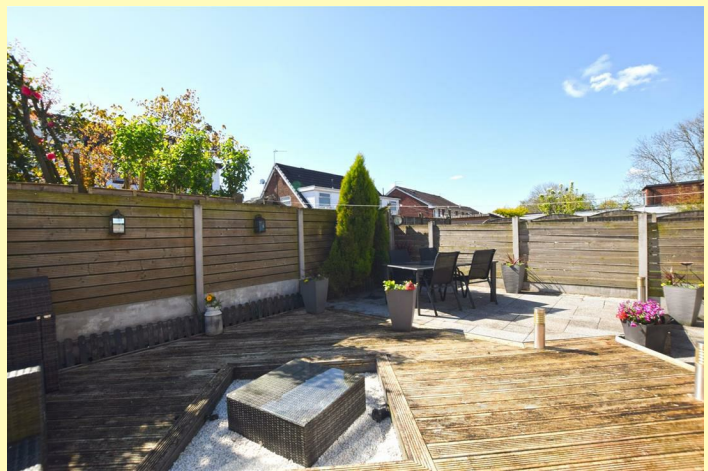
Externally to the front is a large block paved driveway with off road parking for three vehicles and a raised soil border housing flowers and shrubs.



BEDROOM 2

3.53m x 2.80m (11'6" x 9'2")

Rear aspect with "Karndeian" flooring and radiator.



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
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TWO BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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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