



## 47 Compton Way, Middleton



- Three Bed Extended Semi Detached
- Gas Central Heating / uPVC Double Glazed Windows
  - Sunshine Lounge / Dining Kitchen
  - Three-Piece Shower Room / Attached Garage
- Driveway And Lawned Front Garden / Tiered Paved Rear Garden
  - Available With NO CHAIN

£230,000

Available with NO CHAIN - Three bed semi detached with a single floor rear extension, attached garage, driveway and gardens to the front and rear. Briefly comprising of uPVC double glazed windows, gas central heating, enclosed porch, hallway, sunshine lounge and kitchen with open plan to the extended dining area at the rear. The first floor affords the three bedrooms and a three-piece shower room. Externally to the front is a sloping driveway leading to the attached garage with up and over door and a lawned garden with steps to the entrance. To the rear is a stepped tiered paved garden with raised soil borders. Situated in a popular position within close proximity of Middleton and its range of shops and facilities, transport links and the M60 motorway network.

## GROUND FLOOR

### PORCH

Enclosed entrance porch leading to...

### HALL

Hallway with laminated wooden flooring, radiator and staircase rising to the first floor.

### SUNSHINE LOUNGE

**7.42m x 3.54m (24'4" x 11'7")**

Front to rear aspect with electric fire set within feature surround, coved ceiling, T.V point, laminated wooden flooring and two radiators. Double doors lead to the rear garden.



### DINING KITCHEN

**4.97m x 2.54m (16'3" x 8'3")**

Extended dining kitchen to the rear aspect with a range of wall and base units incorporating stainless steel sink, gas cooker, tiled walls and flooring, open plan to the dining area and external access.



## FIRST FLOOR

### BEDROOM 1

**3.65m x 3.14m (11'11" x 10'3")**

Front aspect with fitted wardrobes, carpet flooring and radiator.



## BEDROOM 2

3.65m x 2.97m (11'11" x 9'8")

Rear aspect with laminated wooden flooring and radiator.



## BEDROOM 3

2.55m x 2.27m (8'4" x 7'5")

Front aspect with cabin bed, laminated wooden 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

## SHOWER ROOM

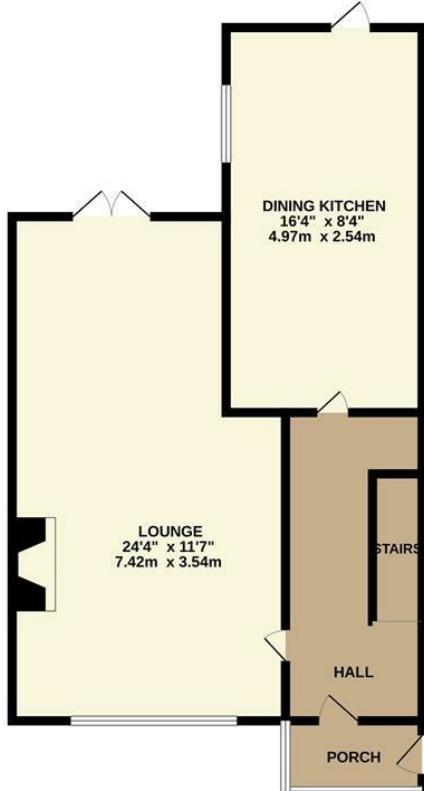
Three-piece shower room comprising of gas shower, sink unit, low-level W.C, tiled walls, tiled flooring and radiator.

## OUTSIDE

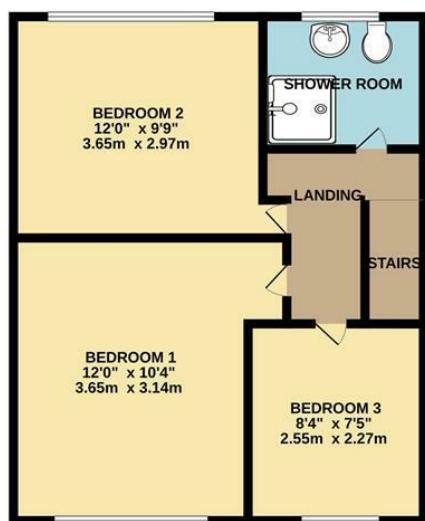
Externally to the front is a sloping driveway leading to the attached garage with up and over door and a lawned garden with steps to the entrance. To the rear is a stepped tiered paved garden with raised soil borders.

**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  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas 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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