

18 Penrose Gardens, Middleton



- Delightful Two Bed EXTENDED SEMI DETACHED
- Gas Central Heated / uPVC Double Glazed Windows
- Enclosed Porch / Lounge And Extended Dining Kitchen
- Three-Piece Bathroom / Lawned Front Garden And Driveway
 - Rear "Astroturf" Lawned Garden With Tiled Patio
 - External Summerhouse With Attached BBQ Area

£230,000

Delightful two bed EXTENDED SEMI DETACHED with driveway affording off road parking and gardens to the front and rear. This super property briefly comprises of gas central heating, uPVC double glazed windows, enclosed entrance porch, lounge and extended dining kitchen. The first floor affords two good sized bedrooms and a three-piece bathroom suite. Externally to the front is a lawned front garden with shingle and paved borders and a tarmacadam driveway affording off road parking. There is gated access down the side leading to a raised "Astroturf" lawned garden with pebble borders and a tiled patio area. In addition there is a timber summerhouse with attached BBQ area. Situated in a popular position close to Middleton town centre and its range of shops and facilities, a good selection of schools, transport links and the M60 motorway network.



GROUND FLOOR

PORCH

Enclosed entrance porch leading to...

LOUNGE

4.23m x 3.62m (13'10" x 11'10")

Front aspect with T.V point, coved ceiling, open plan staircase rising to the first floor, laminated wooden flooring and radiator. Access to dining kitchen.



DINING KITCHEN

6.27m x 3.62m (20'6" x 11'10")

Extended dining kitchen to the rear aspect with a range of wall and base units incorporating stainless steel sink, halogen hob with extractor above, built in electric oven, integrated dishwasher, integrated microwave, space and plumbing for washing machine, T.V point, spotlights, radiator, tiled flooring and vaulted ceiling with two Velux windows. Double doors lead to the rear garden.



FIRST FLOOR

BEDROOM 1

3.67m x 3.62m (12'0" x 11'10")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.15m x 2.03m (10'4" x 6'7")

Rear aspect with carpet flooring and radiator.



BATHROOM

Three piece bathroom suite comprising of bath with rain shower above and shower off mixer taps, vanity wash-basin, low-level W.C, fully tiled walls, tiled flooring, spotlights and heated towel raili.



OUTSIDE

Externally to the front is a lawned front garden with shingle and paved borders and a tarmacadam driveway affording off road parking. There is gated access down the side leading to a raised "Astroturf" lawned garden with pebble borders and a tiled patio area. In addition there is a timber summerhouse with attached BBQ area.

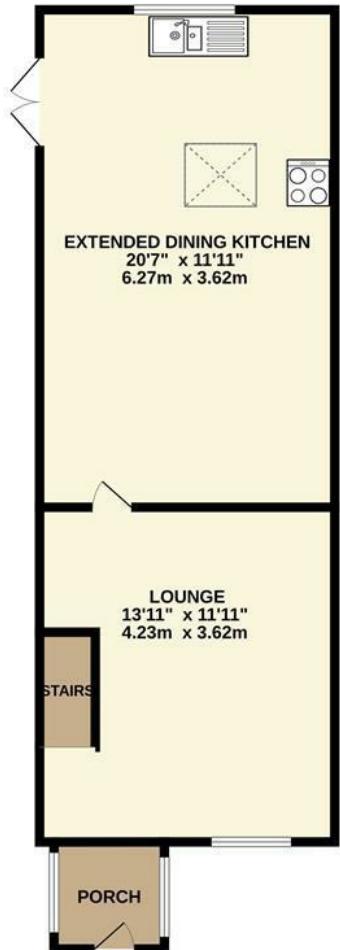
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-58)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-58)	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
441 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TWO BED SEMI DETACHED

TOTAL FLOOR AREA: 713 sq.ft. (66.2 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 sales purposes only and should not be used as such by any prospective purchaser. The site, services and appliances have not been tested and no guarantee as to their operability or efficiency can be given.
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