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97 Kenyon Lane, Middleton



- Well Presented Two Bed Semi Detached
- Gas Central Heated / uPVC Double Glazed
- Lounge / Dining Kitchen / Three-Piece Bathroom
- Lawned Gardens To The Front And Rear / Resident Communal Parking
  - Ideal First Home Or Buy To Let Investment

£175,000

Well presented two bed semi detached with lawned gardens to the front and rear and communal resident parking at the rear. Briefly comprising of gas central heating, uPVC double glazed windows, enclosed entrance porch, lounge and dining kitchen. The first floor affords the two bedrooms and a three-piece bathroom. Externally to the front is a lawned garden with a hedged border and gated access to the rear lawned garden and patio area. There is also communal resident parking which is accessed at the rear. Conveniently situated close to Middleton town centre and its range of shops and facilities, transport links and the M60 motorway network.

## GROUND FLOOR

### PORCH

Enclosed entrance porch leading to...

### LOUNGE

4.84m x 3.69m (15'10" x 12'1")

Front aspect with carpet flooring and radiator. Open plan access to staircase rising to the first floor. Access to dining kitchen.



### DINING KITCHEN

3.69m x 2.49m (12'1" x 8'2")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas cooker point, space

and plumbing for an automatic washing machine, wall mounted boiler and radiator. External access.



## FIRST FLOOR

### BEDROOM 1

3.67m x 3.04m (12'0" x 9'11")

Front aspect with carpet flooring and radiator.



### BEDROOM 2

3.67m x 2.49m (12'0" x 8'2")

Rear aspect with carpet flooring and radiator.



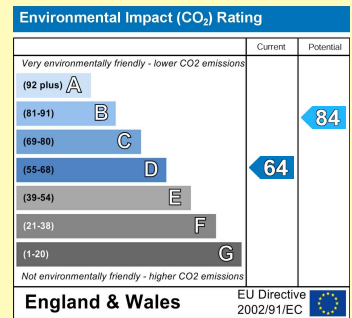
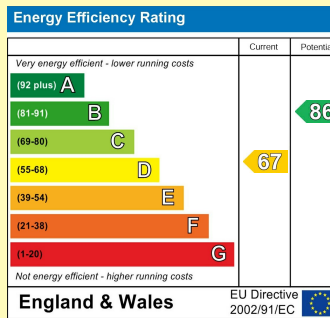
## BATHROOM

Three-piece bathroom comprising of bath with shower above, vanity wash-basin, low-level W.C, part tiled walls and radiator.



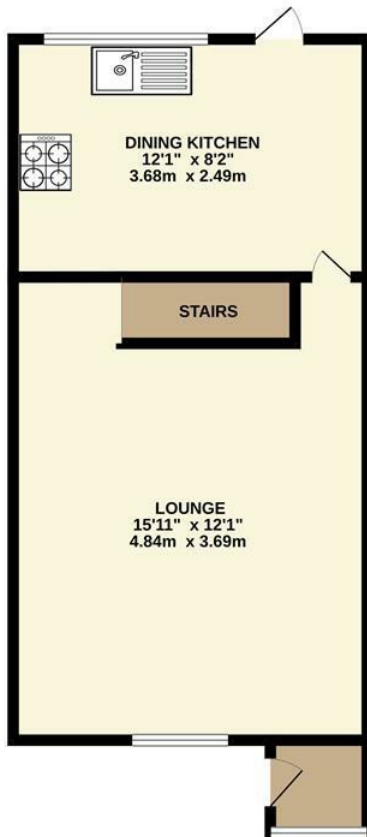
## OUTSIDE

Externally to the front is a neatly tended lawned garden and path to the entrance and to the rear a pleasant enclosed rear garden comprising of large paved patio area leading to the enclosed lawned garden with borders.

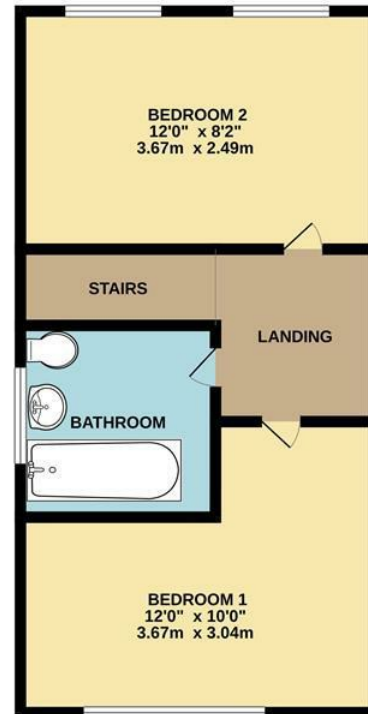


*PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or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

GROUND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



TWO BED SEMI DETACHED

TOTAL FLOOR AREA: 593 sq.ft. (55.1 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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