



41 Latrigg Crescent, Middleton



- Immaculately Presented Three Bed Semi Detached
 - Gas Central Heated / uPVC Double Glazed
 - Down-Stair W.C / Lounge / Dining Kitchen
- Three-Piece Bathroom / Driveway Providing Off Road Parking
 - Lawned Gardens To The Front And Rear

Asking Price £270,000

Immaculately presented three bed semi detached with driveway and gardens to the front and rear. Briefly comprising of gas central heating, uPVC double glazed windows, down-stair W.C, lounge and dining kitchen. The first floor affords three bedrooms and a three-piece bathroom. Externally to the front is a lawned garden with path to the entrance and a tarmacadam driveway providing off road parking. To the rear is a good sized enclosed lawned garden and patio. Situated in the Langley area of Middleton affording convenient access to local shops, schools and transport links. Middleton town centre and the M60 motorway is just a short drive away.

GROUND FLOOR

HALLWAY

Entrance hallway with laminated flooring, radiator and staircase rising to the first floor.



W.C

Down-stair W.C with vanity wash-basin, tiled flooring and radiator.

LOUNGE

4.83m x 3.40m (15'10" x 11'1")

Front aspect with T.V point, carpet flooring and radiator.



DINING KITCHEN

5.50m x 3.00m (18'0" x 9'10")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, induction hob with extractor above, built in electric oven, integrated fridge/freezer, integrated washing machine, tile flooring, space for dining table and chairs and radiator. French doors provide access to the rear garden.

FIRST FLOOR

BEDROOM 1

3.46m x 3.31m (11'4" x 10'10")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.50m x 3.32m (11'5" x 10'10")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 3

2.61m x 2.39m (8'6" x 7'10")

Front 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 lawned garden with path to the entrance and a tarmacadam driveway providing off road parking. To the rear is a good sized enclosed lawned garden and patio.

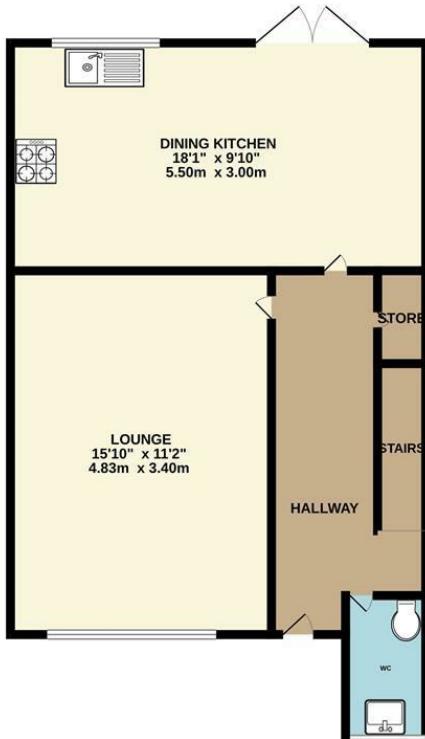


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
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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
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 946 sq.ft. (87.9 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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