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## 9 Green Lane, Middleton



- Very Well Presented THREE Bed Semi Detached
- Gas Central Heated / uPVC Double Glazed Windows
  - Lounge / Dining Kitchen And Utility
  - Three-Piece Shower Room
  - Detached Garage / Driveway
- Paved Gardens To The Front And Rear

Asking Price £230,000

Very well presented THREE bed semi detached with detached garage, driveway and paved gardens to the front and rear. Briefly comprising of gas central heating, uPVC double glazed windows, enclosed porch, hallway, lounge, dining kitchen and a useful utility area to the ground floor. The first floor affords the three bedrooms and a three-piece shower room. Externally to the front is a paved front garden and a hardstanding driveway with access to the detached garage. To the rear is an enclosed paved garden with borders. Situated in a very popular position close to Middleton town centre and its range of shops and facilities, transport links and the M60 motorway network.

### **PORCH**

Enclosed porch leading to...

### **HALL**

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

### **LOUNGE**

5.11m x 4.02m (16'9" x 13'2")

Front aspect with ornamental fire, wall mounted T.V point, laminated wooden flooring and radiator.



### **DINING KITCHEN**

5.11m x 2.74m (16'9" x 8'11")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas cooker point with extractor above, coved ceiling, part tiled walls, radiator, vinyl flooring and external access. Access to storage and utility.



### **UTILITY**

Useful utility area with space and plumbing for an automatic washing machine, space and vent for tumble dryer.

### **FIRST FLOOR**



### **BEDROOM 1**

3.88m x 3.50m (12'8" x 11'5")

Front aspect with laminated wooden flooring and radiator.



### **BEDROOM 2**

3.88m x 3.0m (12'8" x 9'10" )

Rear aspect with laminated wooden flooring and radiator.



### BEDROOM 3

2.95m x 2.95m (9'8" x 9'8")

Front aspect with laminated wooden flooring and radiator.

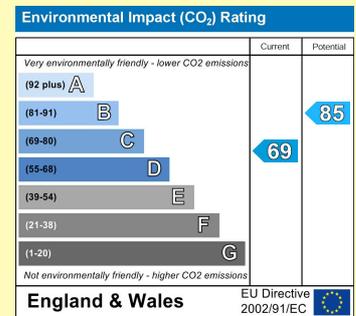
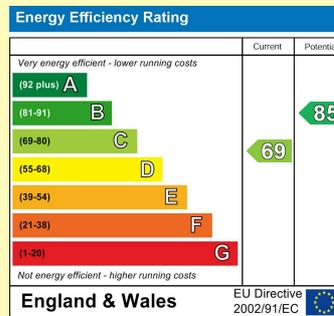
### OUTSIDE

Externally to the front is a paved front garden and a hardstanding driveway with access to the detached garage. To the rear is an enclosed paved garden with borders.



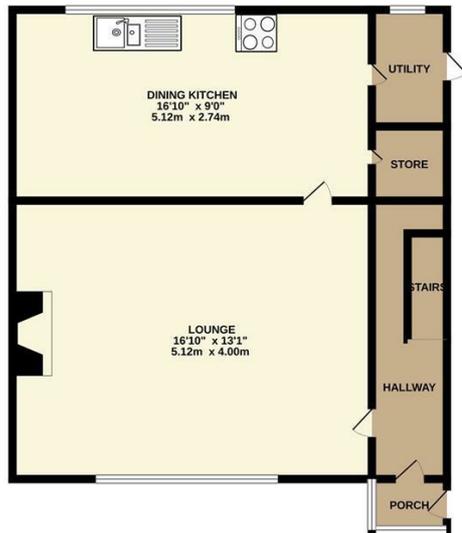
### SHOWER ROOM

Three-piece shower room comprising of shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, vinyl flooring and spotlights.

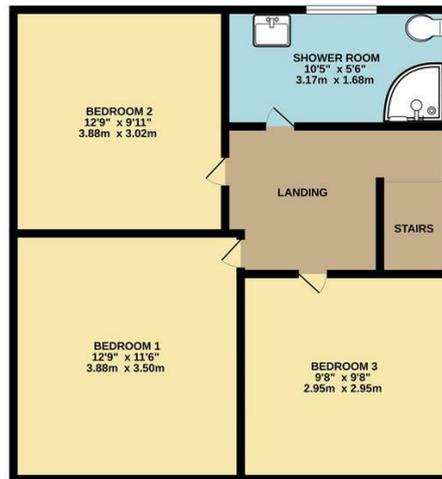


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 900 sq.ft. (83.6 sq.m.) approx.

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