



Oldham Road, Middleton, M24 2FA

£1,250 Per Month

AN ENVIABLE THREE BEDROOM END TERRACE PROPERTY

Welcome to this charming end-terrace house located on Oldham Road in Middleton, Manchester. This delightful property boasts three spacious bedrooms, making it an ideal home for families or professionals seeking extra space. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The heart of the home is undoubtedly the newly fitted kitchen, which offers a modern and functional space. The open-plan layout enhances the flow of the living areas, creating a warm and welcoming atmosphere throughout.

Completing the interior is a well-appointed family bathroom, designed for both comfort and convenience. Each bedroom is generously sized, providing ample room for relaxation and personalisation.

Outside, the property benefits from a rear yard, offering a private outdoor space for enjoying the fresh air or hosting summer barbecues.

This property is new to the rental market, presenting a fantastic opportunity for those looking to settle in a vibrant community. With its excellent location and thoughtful design, this end-terrace house is sure to attract interest. For further information or to book a viewing please contact our Lettings team at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- End Terrace Property
- Two Reception Rooms
- On Street Parking

- Three Bedrooms
- Three Piece Bathroom

- Fitted Kitchen
- Enclosed Rear Yard

Ground Floor

Entrance Vestibule

4'5 x 4' (1.35m x 1.22m)

UPVC double glazed front entrance door, central heating radiator, meter cupboard and door to reception room one.

Reception Room One

15'2 x 12'11 (4.62m x 3.94m)

UPVC double glazed window, central heating radiator, marble effect fireplace, coving, ceiling rose and open to reception room two.

Reception Room Two

16'2 x 15'2 (4.93m x 4.62m)

Central heating radiator, coving, smoke alarm, stairs to the first floor, understairs storage, open archway to the kitchen and UPVC double glazed French doors to the rear.

Kitchen

9'6 x 8'1 (2.90m x 2.46m)

UPVC double glazed window, range of panelled wall and base units with wood effect surfaces, stainless steel sink with drainer and mixer tap, oven with four ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, PVC panelled ceiling with spotlights, smoke alarm and wood effect flooring.

First Floor

Landing

17'1 x 5'7 (5.21m x 1.70m)

Loft access, smoke alarm, coving and doors to three bedrooms and bathroom.

Bedroom One

13'7 x 9'7 (4.14m x 2.92m)

UPVC double glazed window, central heating radiator, fitted wardrobes and coving.

Bedroom Two

13' x 9'7 (3.96m x 2.92m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

9'10 x 5'4 (3.00m x 1.63m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

8'11 x 8'2 (2.72m x 2.49m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, corner bath with direct feed shower overhead, tiled elevations, PVC panelled ceiling with spotlights, extractor fan and wood effect flooring.

External

Front

Enclosed paved courtyard.

Rear

Enclosed paved yard.



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