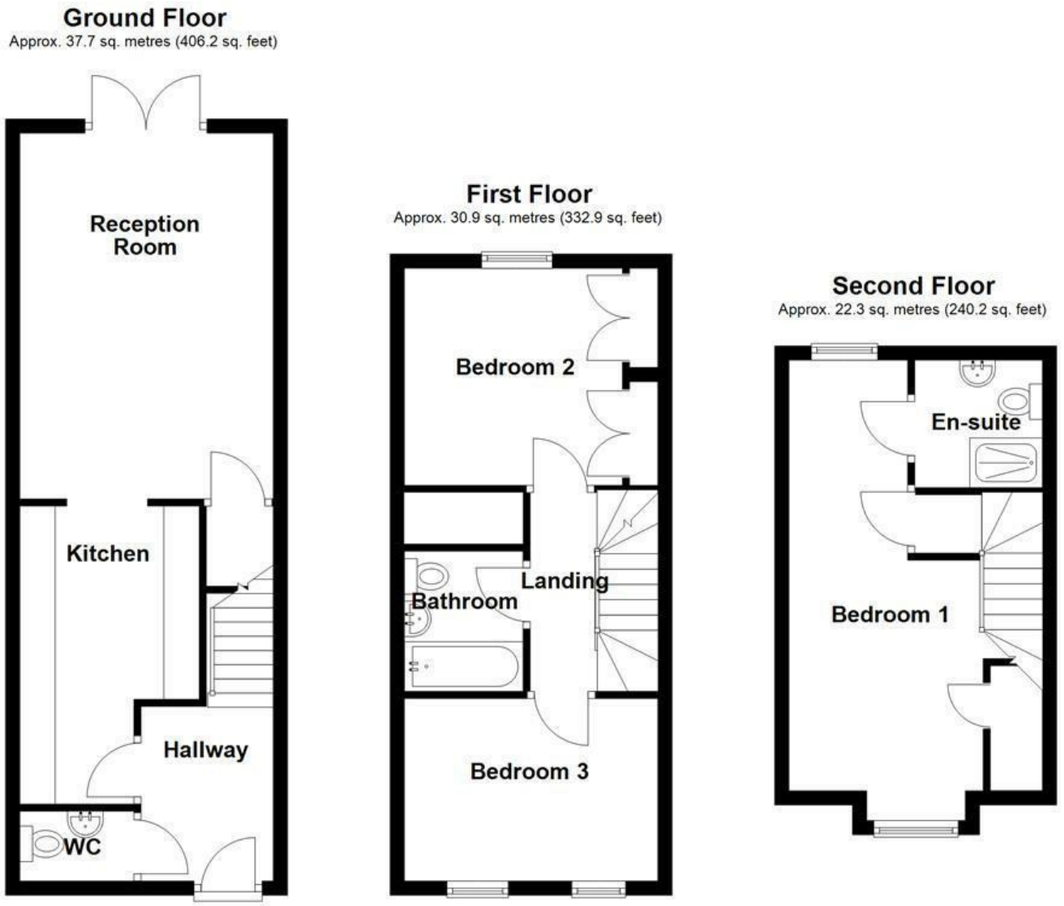
Keenans











Cotton Lane, Middleton, M24 4TE

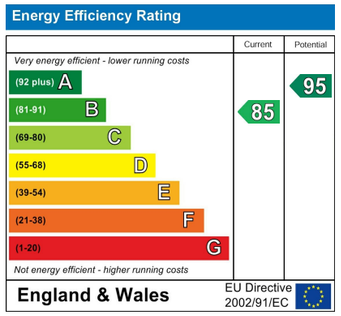
£300,000

Nestled on Cotton Lane in the charming area of Middleton, Manchester, this beautiful semi-detached townhouse offers a perfect blend of comfort and modern living. With three well-appointed bedrooms and three bathrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a spacious ground floor that features a welcoming reception room, which overlooks the private rear garden, creating a serene atmosphere for relaxation and entertaining. The kitchen is conveniently located nearby, making it easy to prepare meals while enjoying the views of the garden. Additionally, a handy WC on this level adds to the practicality of the home.

As you ascend to the first floor, you will find two generously sized bedrooms, complemented by a well-designed bathroom. This layout provides ample space for family members or guests, ensuring comfort and privacy.

The second floor is dedicated to a large bedroom that boasts an en suite bathroom, offering a luxurious retreat. This level also includes valuable storage space, perfect for keeping your belongings organised and out of sight.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

569 Bury Road, Rochdale, OL11 4DQ
Tel: 01706396140 | Email: rochdale@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Cotton Lane, Middleton, M24 4TE

£300,000

3 2 1 B

- Semi Detached Property
- Three Bedrooms
- Set Over Three Floors
- Modern Fitted Kitchen
- En Suite To Main Bedroom
- Enclosed Rear Garden
- Off Road Parking
- Freehold
- Council Tax Band C
- EPC Rating B

Ground Floor

Entrance Hallway

8'1 x 5'2 (2.46m x 1.57m)

Composite front entrance door, UPVC double glazed window, central heating radiator, stairs to the first floor and doors to kitchen and WC.

WC

5'3 x 3'3 (1.60m x 0.99m)

UPVC double glazed frosted window, central heating radiator, dual flush WC and wall mounted wash basin.

Kitchen

13'9 x 8'4 (4.19m x 2.54m)

Range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel one and a half bowl sink, oven with four ring gas hob, extractor hood, integrated microwave in a high rise unit, integrated dishwasher, fridge and washing machine, spotlights, wood effect flooring and open to the reception room.

Reception Room

16'11 x 11'9 (5.16m x 3.58m)

Central heating radiator, television point and UPVC double glazed French doors to the rear.

First Floor

Landing

Stairs to the second floor and doors to two bedrooms, bathroom and storage.

Bedroom Two

11'11 x 10' (3.63m x 3.05m)

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

Bedroom Three

11'11 x 8'5 (3.63m x 2.57m)

UPVC double glazed window and central heating radiator. Fitted wardrobes.

Bathroom

6'6 x 5'6 (1.98m x 1.68m)

Central heating radiator, panelled bath with direct feed shower overhead, dual flush WC, wall mounted wash basin, tiled elevations, extractor fan and tiled flooring.

Second Floor

Landing

Door to bedroom one.

Bedroom One

19'11 x 9'10 (6.07m x 3.00m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and door to en suite

En Suite

5'11 x 5'11 (1.80m x 1.80m)

Central heating radiator, direct feed shower unit, dual flush WC, wall mounted wash basin, tiled elevations, extractor fan and tiled flooring.

External

Front

Driveway providing off road parking leading to the garage.

Rear

Enclosed laid to lawn garden with paving.

















Tel: 01706396140

www.keenans-estateagents.co.uk