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39 Hartsop Drive, Middleton



- Well Presented Two Bed End Townhouse
- Gas Central Heated / uPVC Double Glazed
 - Lounge / Dining Kitchen
 - Two-Piece Bathroom / Separate W.C
 - Lawned Gardens To Front And Rear
- Ideal First Time Buyer Or Buy To Let Investment

£89,995

+++Attention Investors / First Time Buyers +++ Very well presented two bed end townhouse benefiting from gas central heating, uPVC double glazed windows, lounge, dining kitchen, two-piece bathroom and separate low-level W.C. Externally to the front is a lawned garden separated by pathway to the entrance and at the rear a lawned garden with paths and soil borders. Convenient for access to local shops and amenities, Middleton town centre, transport links and the M60 motorway network.

GROUND FLOOR

HALL

Entrance hallway with laminated wooden floor covering, fitted cupboard, radiator and staircase rising to the first floor.

LOUNGE

5.7m x 3.5m (18'8" x 11'5")

Front to rear aspect with wall mounted electric fire, laminated wooden floor covering and two radiators.



DINING KITCHEN

3.8m x 2.6m (12'5" x 8'6")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with extractor above, built in electric oven, tiled flooring, space and plumbing for an automatic washing machine and external access.



FIRST FLOOR

BEDROOM 1

3.9m x 3.1m (12'9" x 10'2")

Rear aspect with carpet flooring and radiator.



BEDROOM 2

3.9m x 3.1m (12'9" x 10'2")

Rear aspect with laminated wooden floor covering and radiator.



BATHROOM

Two-piece bathroom suite comprising of bath with electric shower above, vanity wash-basin, part tiled walls and radiator.

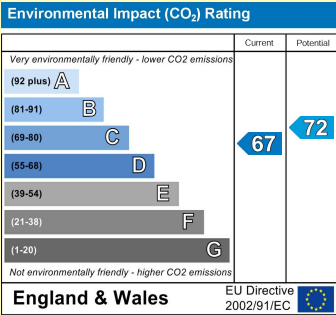
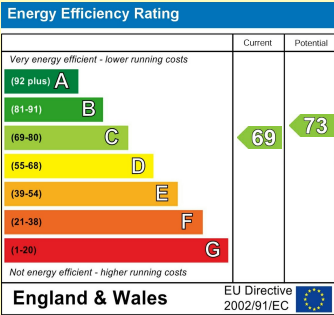


W.C

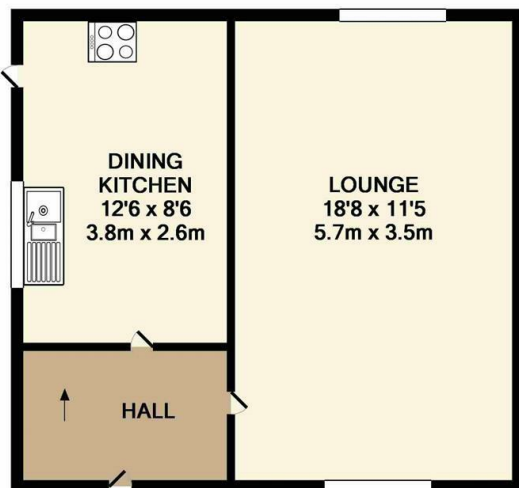
Separate low-level W.C

OUTSIDE

Externally to the front is a lawned garden separated by pathway to the entrance and at the rear a lawned garden with paths and soil 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
APPROX. FLOOR
AREA 373 SQ.FT.
(34.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.7 SQ.M.)

39 HARTSOP DRIVE
TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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