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139 Grimshaw Lane, Middleton



- Spacious And Well Presented Four Bed Semi Detached
 - Gas Central Heated / uPVC Double Glazed Windows
 - Lounge / Dining Room And Kitchen
 - Down-Stair Bedroom And Down-Stair Shower Room
- Three-Piece Bathroom / Driveway And Lawned Front Garden
 - Rear Patio Garden / NO CHAIN

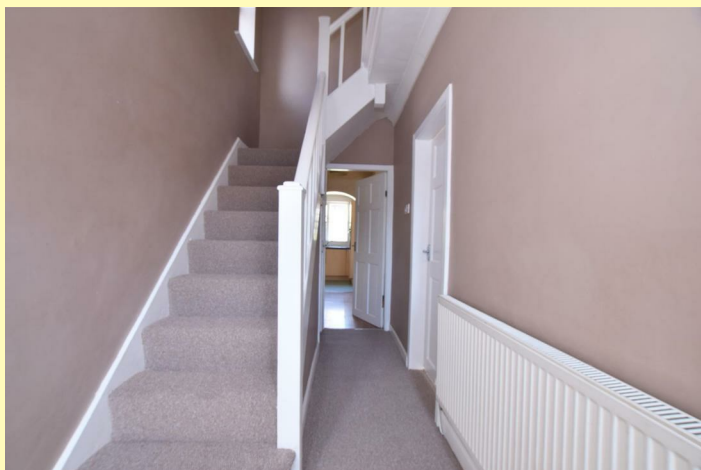
£149,995

Spacious And Very Well Presented Four Bed Semi Detached With Down-Stair Bedroom And Shower Room. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, dining room with open plan access to the kitchen and french doors with external access. Bedroom 4 and a three-piece shower room are accessed from the dining area. The first floor affords three further bedrooms and a three-piece bathroom. Externally to the front is a lawned garden, steps to the entrance and a driveway affording off road parking. To the rear is a patio area and a raised stoned garden. Conveniently situated for access to Middleton town centre and its range of shops and facilities, transport links and well positioned for access to the M60 motorway network.

GROUND FLOOR

HALLWAY

Entrance hall with carpet flooring, radiator and staircase rising to the first floor.



LOUNGE

4.0m x 3.1m (13'1" x 10'2")

Front aspect with bay window, laminated wooden floor covering and radiator.



DINING AREA

4.6m x 3.6m (15'1" x 11'9")

Rear aspect with laminated wooden floor covering, double doors to the rear garden, radiator and open plan archway to the kitchen.



KITCHEN

3.9m x 2.1m (12'9" x 6'10")

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



BEDROOM 4

5.2m x 1.9m (17'0" x 6'2")

Down-stair bedroom with laminated wooden floor covering and radiator.



SHOWER ROOM

Useful down-stair shower room with shower cubicle, vanity wash-basin, low-level W.C and radiator.

FIRST FLOOR

BEDROOM 1

4.0m x 2.7m (13'1" x 8'10")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BATHROOM

Three-piece bathroom comprising of bath, vanity wash-basin, low-level W.C, fully tiled walls and radiator.



BEDROOM 2

3.4m x 2.5m (11'1" x 8'2")

Rear aspect with carpet flooring and radiator.



OUTSIDE

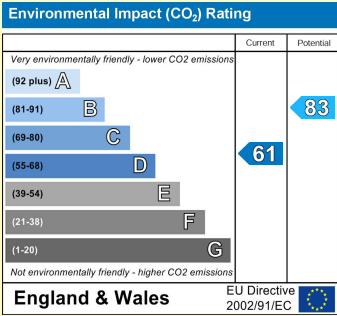
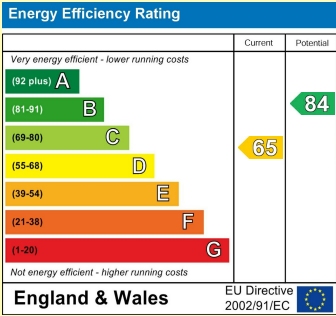
Externally to the front is a lawned garden, steps to the entrance and a driveway affording off road parking.



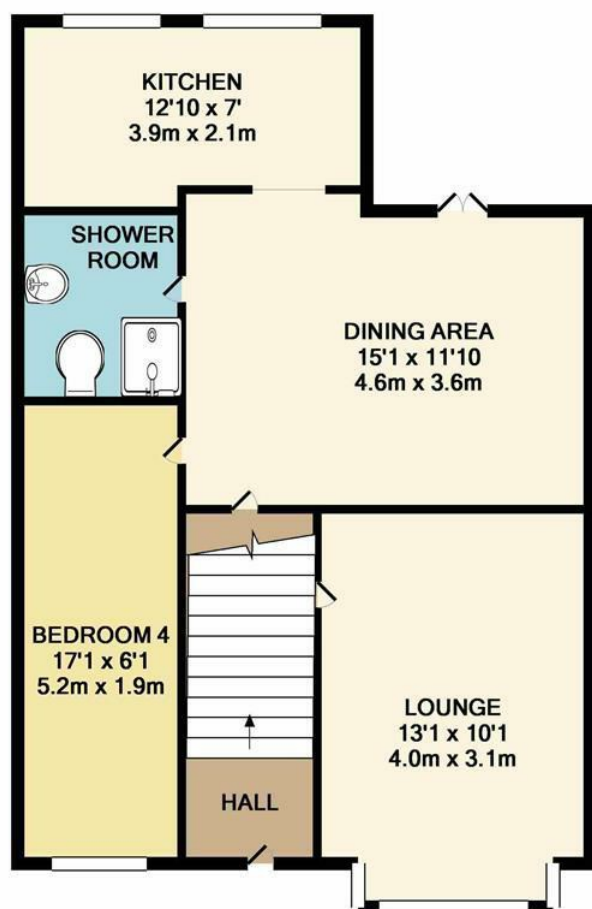
BEDROOM 3

2.5m x 2.1m (8'2" x 6'10")

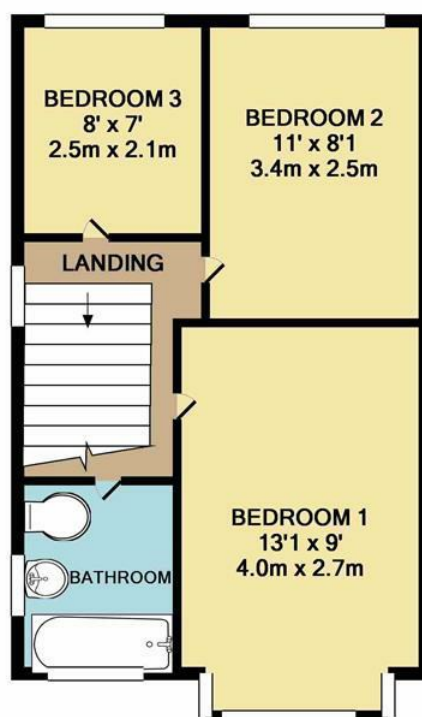
Rear aspect with carpet flooring and radiator.



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 613 SQ.FT.
(57.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.8 SQ.M.)

139 GRIMSHAW LANE
TOTAL APPROX. FLOOR AREA 988 SQ.FT. (91.8 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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