pearson ferrier a property for everyone

Clough Road, Middleton

4 Bed House - Semi-Detached

Receptions 2 | Bedrooms 4 | Bathrooms 1 | EPC Rating

£200,000

Only appreciated during an internal inspection, this unique four bedroom semi-detached property is situated in a popular residential area and early viewing is considered essential in order not to miss out.

Occupying three floors with the ground floor having been converted into an attractive Entrance Hall and a Cinema Room/Play Room, this highly attractive property represents an excellent opportunity for the family buyer in particular.

In addition to the ground floor, the property comprises to the first floor Lounge, Fitted and modern Kitchen/Diner, a Bedroom, a WC and an additional space that could be used as a further Dining area whilst already allowing access to the second floor (see floorplans for further detail). The second floor offers three further Bedrooms and a modern white Bathroom fitted with a four piece suite including a whirlpool bath and built in tv.

Externally to the front, there is driveway parking for two cars surrounded by attractive borders. To the rear, there is a split level garden with several areas to enjoy the weather in the summer.

Located within walking distance of local schools and around ten minutes walk from the centre of Middleton. For the commuter, the M62 and M60 motorways are situated within easy reach in addition to Manchester City Centre.

A highly recommended opportunity.

pearson ferrier a property for everyone

GROUND FLOOR

Entrance Hall

Cinema/Play Room 17'3 maximum x 12'8 maximum (5.26m maximum x 3.86m maximum)

FIRST FLOOR

Landing

Lounge 12'5 x 12'4 (3.78m x 3.76m)

Kitchen/Diner 12'5 maximum x 12'2 maximum (3.78m maximum x 3.71m maximum)

Dining Area

Bedroom 4 12'5 maximum x 9'3 maximum (3.78m maximum x 2.82m maximum)

SECOND FLOOR

Landing

Bedroom 1 14'6 maximum x 11'11 maximum (4.42m maximum x 3.63m maximum)

Bedroom 2 8'1 x 8'11 (2.46m x 2.72m)

Bedroom 3 10'8 x 8'8 (3.25m x 2.64m)

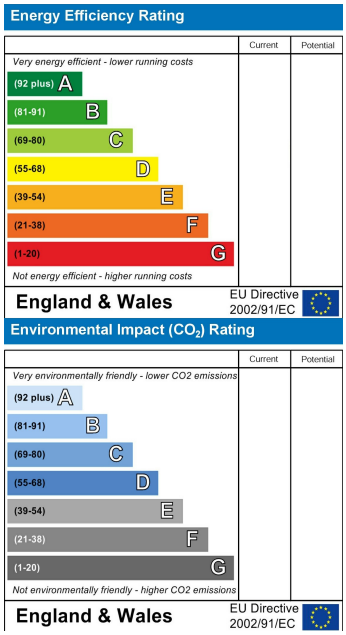
Bathroom

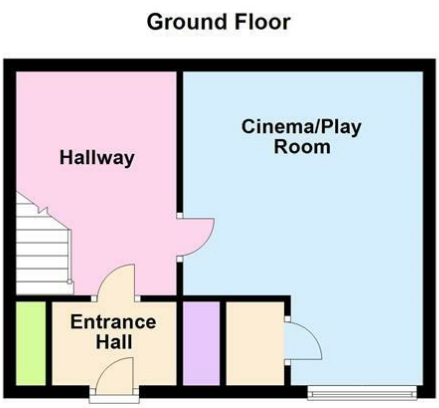
WC

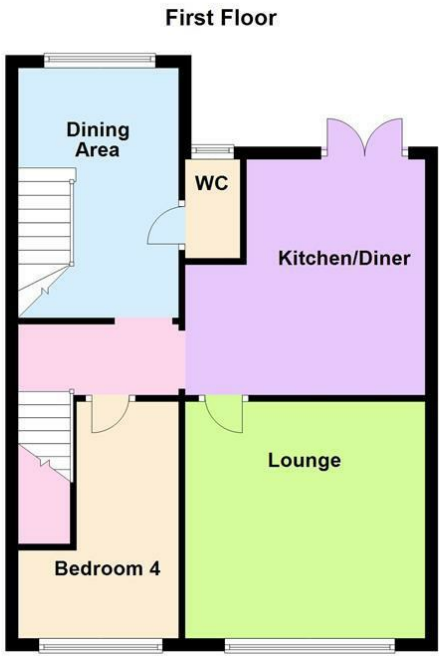
56-58 Long Street Middleton, M24 6UQ
Tel: 0161 637 4083 | Email: middleton@pearsonferrier.co.uk

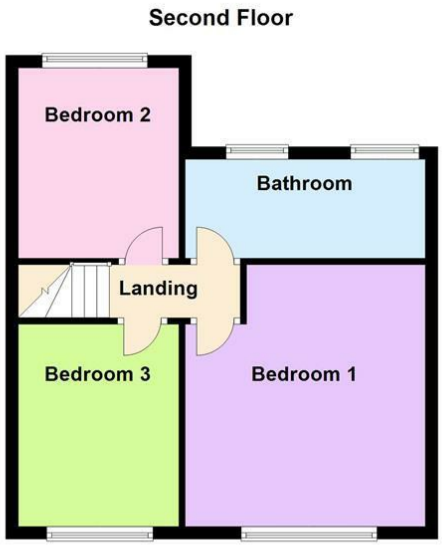
pearson ferrier

a property for everyone









56-58 Long Street Middleton, M24 6UQ
Tel: 0161 637 4083 | Email: middleton@pearsonferrier.co.uk

www.pearsonferrier.co.uk