

## Hazelhurst Drive, Middleton

### 4 Bed House - Detached

🏠 Receptions 2 | 🛏 Bedrooms 4 | 💧 Bathrooms 2 | EPC Rating C

**Offers in excess of £265,000**



This ready to move into detached property located in this popular and highly convenient residential location.

Offered for sale in ready to move into condition, the accommodation on offer comprises Entrance Hallway, Lounge, Dining area, Kitchen, Utility and a downstairs WC.

To the first floor, there are four Bedrooms with the master benefitting from an en suite Bathroom in addition to the Family Bathroom.

Externally the property benefits from gardens to the front and rear, with the rear having both lawned and patio areas.

Ideal for the family buyer in particular, there are schools located within easy reach, including St. Annes Academy. For the commuter, the M62 motorway at junction 19 is reachable within just a couple of minutes giving access to the M66 and M60 as well.

Only appreciated during an internal inspection, early viewing is considered essential in order not to miss out.



## GROUND FLOOR

Entrance Hall

Lounge 21'3 x 10'9 (6.48m x 3.28m)

Dining Area 11'9 x 9'2 (3.58m x 2.79m)

Kitchen 14'1 maximum x 16'4 maximum (4.29m maximum x 4.98m maximum)

Utility 12'5 x 7'6 (3.78m x 2.29m)

Garage/Storage

WC

## FIRST FLOOR

Landing

Bedroom 1 12'1 x 11'5 (3.68m x 3.48m)

En suite Bathroom

Bedroom 2 10'9 maximum x 11'5 maximum (3.28m maximum x 3.48m maximum)

Bedroom 3 8'2 x 7'2 (2.49m x 2.18m)

Bedroom 4 8'10 x 6'6 (2.69m x 1.98m)

Family Bathroom



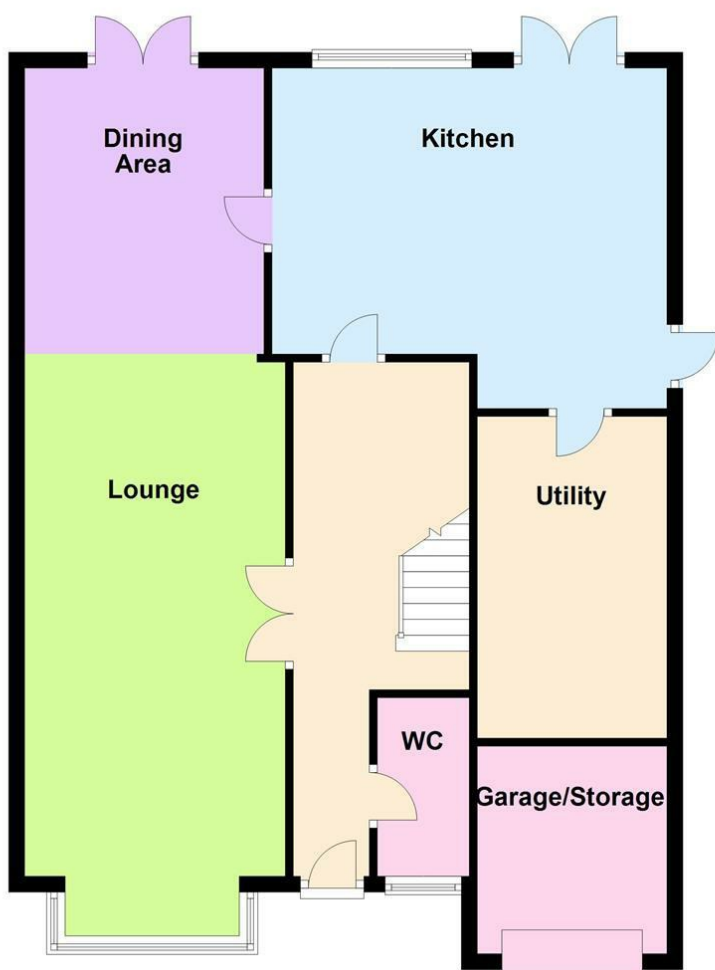




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		81
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

