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35 Wagstaffe Street, Middleton



- Delightfully Presented Three Bed Semi Detached
- Gas Central Heated / uPVC Double Glazed Windows
- Lounge / Dining Kitchen / Three-Piece Bathroom
  - Steps And Paved Garden To The Front
  - Paved Rear Garden And Patio
  - NO CHAIN

£125,000

Delightfully presented THREE bed semi detached with paved garden and steps leading to the entrance and a paved rear garden with patio at the rear. Available with NO CHAIN. Ideal first time buyer or buy to let investment opportunity. Briefly comprising of gas central heating, uPVC double glazed windows, lounge and dining kitchen to the ground floor. The first floor has three bedrooms and a three-piece bathroom. Elevated at the front with steps and a paved garden with access down the side leading to a block paved patio and paved rear garden with raised beds housing a variety of plants and shrubs. Conveniently positioned for access to Middleton town centre and its range of shops and facilities, transport links and ideal for access to the M60 motorway network.

## **GROUND FLOOR**

### **VESTIBULE**

Vestibule entrance with staircase rising to the first floor.

### **LOUNGE**

3.7m x 3.4m (12'1" x 11'1")

Front aspect with radiator, newly fitted carpet and decor.



### **DINING KITCHEN**

4.6m x 3.1m (15'1" x 10'2")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, cooker point with stainless steel extractor above, spotlights, laminated flooring and French doors providing external access.



## **FIRST FLOOR**

### **BEDROOM 1**

3.1m x 3.1m (10'2" x 10'2")

Rear aspect with radiator, newly fitted carpet and decor.



### **BEDROOM 2**

3.4m x 2.8m (11'1" x 9'2")

Front aspect with radiator, newly fitted carpet and decor.





### BEDROOM 3

2.4m x 1.6m (7'10" x 5'2")

Front aspect with radaiator, cabin bed, newly fitted carpet and decor.

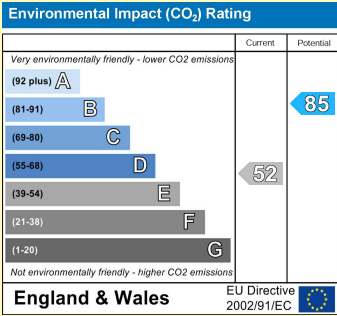
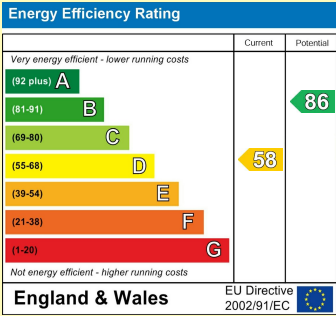
### BATHROOM

Newly fitted three-piece bathroom comprising of bath with shower off mixer taps, vanity washbasin, low-level W.C, heated towel rail, fully tiled walls, spotlights and laminated floor covering,

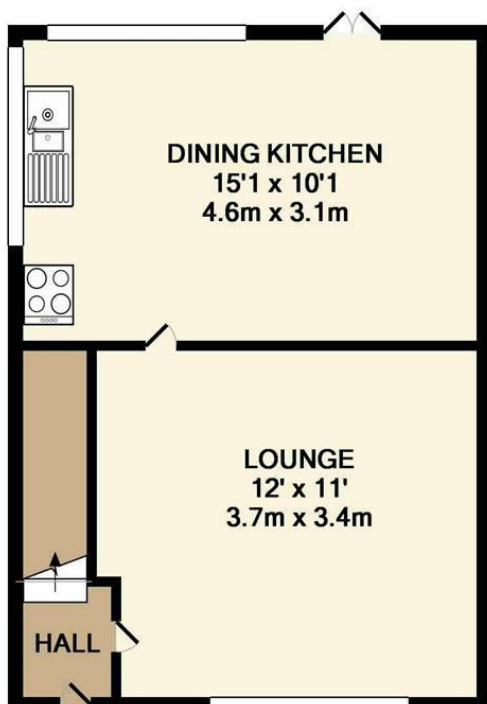


### OUTSIDE

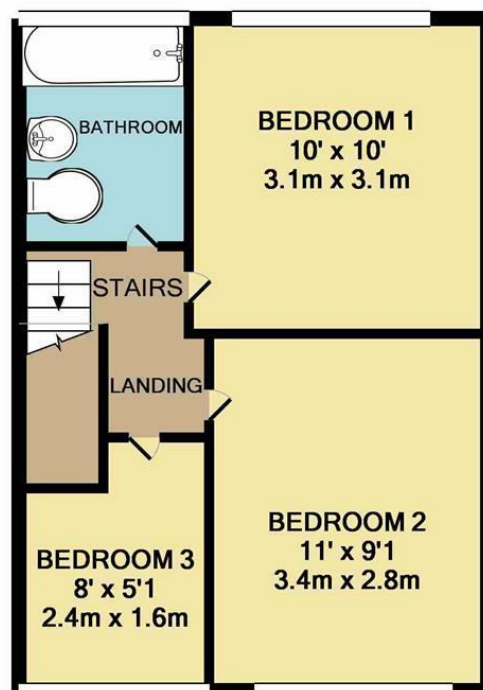
Elevated at the front with steps and a paved garden with access down the side leading to a block paved patio and paved rear garden with raised beds housing a variety of plants and shrubs.



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 328 SQ.FT.  
(30.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 328 SQ.FT.  
(30.5 SQ.M.)

35 WAGSTAFFE STREET  
TOTAL APPROX. FLOOR AREA 656 SQ.FT. (60.9 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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