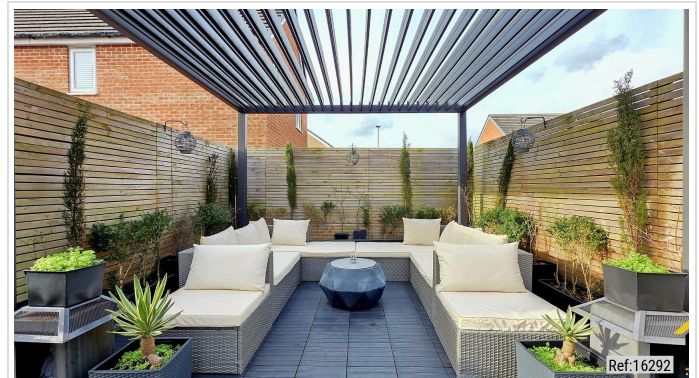
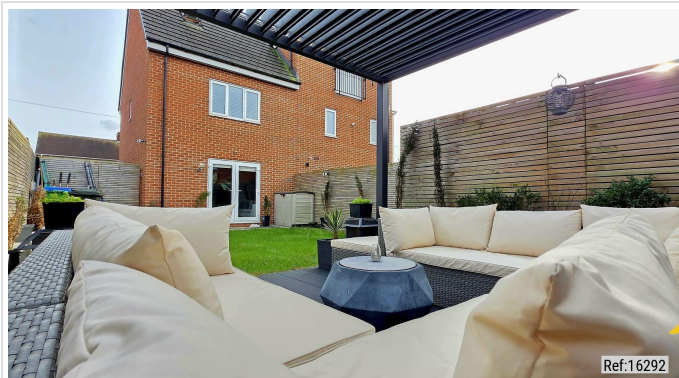


3 Bed Semi-Detached In Windermere Road , Middleton, M24 5PY £345,995



## **SHORT DESCRIPTION**

Property Ref: 16292 Description Exceptionally well presented three floors modern semi detached house, situated on a popular residential development in Middleton, which benefit from fantastic local amenities including Middleton Arndale shopping centre,

Middleton bus station, excellent schools, restaurants, gym and easy access to excellent transport links with the M62 only a short drive away, which provides easy access to Manchester, Liverpool and Leeds. Close to open farm land boasting some fantastic scenic walks within the surrounding countryside. The home benefits from gas central heating and double glazing throughout, the accommodation comprises briefly of an entrance hall, guest WC, a modern kitchen diner with integral appliances and a lounge. To the second floor are two bedrooms and a study, family bathroom and to the third floor there is a large master bedroom with ensuite bathroom. Externally the house is fully gated and fenced, there is a driveway to the side and a courtyard in the front. To the rear of the property there is an enclosed fully modernised garden with a pergola summer lounge, a patio area and a lawn. Viewings come highly recommended to fully appreciate the standard of the property on offer. Ground Floor approx floor area 404 sq. ft Entrance through a double glazed Upvc composite door, nest smart thermostat for ground and first floor zone, tiled flooring and fully wooden stairs to first floor, guest W.C. and a single radiator. Kitchen dining front facing Upvc double glazed window, tiled flooring, good supply of fitted wall and base units with white matt finish and complementary quartz worktops, ambient lighting, integrated appliances including oven, gas hob, extractor and standalone fridge freezer and washing machine, inset sink and double radiator. Lounge rear facing Upvc double glazed patio doors into the rear garden, tiled flooring, TV aerial points and a double radiator. W.C wash hand basin, tiled flooring and a single radiator. Kitchen Dining. 11'7" x 13'9" Lounge. 14' 10" x 11'6" W.C. 4'9" x 3'4" First Floor approx floor area 404 sq. ft First floor landing with laminated wood flooring and a single radiator. Bedroom 2 rear facing Upvc double glazed window, fully laminated wood flooring and a medium size radiator. Bedroom 3 front facing Upvc double glazed window, good size single room, fully laminated wood flooring and a double radiator. Family bathroom tiled flooring, W.C wash hand basin, bath with overhead electric shower, tiled splashback and a radiator. Study lobby front facing Upvc double glazed window, good size study room, fully laminated wood flooring and a medium size radiator. Bedroom 2. 14' 10" x 9'6" Bedroom 3. 8' 0" x 9'11" Bathroom. 8'0" x 5'5" Study Lobby. 6'6" x 6'0" Second Floor approx floor area 330 sq. ft Second floor landing front facing with fully laminated wood flooring, nest smart thermostat for first floor and second floor zone. Bedroom 1 front facing Upvc double glazed window, fully laminated wooden flooring, storage in eaves and two single radiators. Ensuite Velux window, WC wash hand basin, shower cubicle, tiled splashback and a double radiator. Bedroom 1. 14'10" x 19'3" Ensuite. 7'8" x 5'10" Externally To the side is a driveway with fully fenced and gated front and side and a gated entrance into the rear garden. To the front is a low maintenance courtyard. To the rear is a private and secure garden with a patio and a pergola summer lounge and lawn. Information Property Type: Semi-detached Full Selling price: £345995.00 Price option:Guide Price Tenure: Freehold Council tax band: C EPC rating: B Measurement: 1054.86 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Terrace, Patio Parking: Driveway, Gated, Private Heating Type: Double Glazing,Gas Central Heating -----

**3**

**Bed Room(s)**

**3**

**Bath Room(s)**

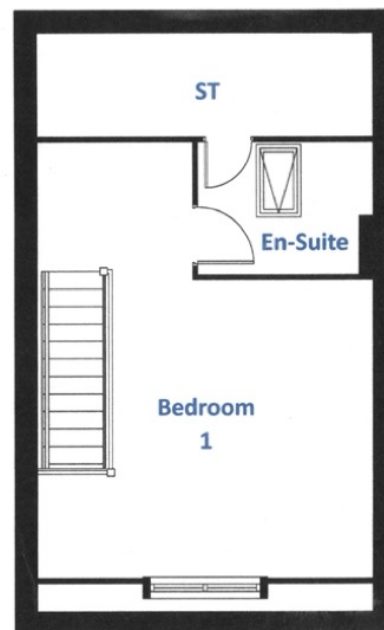
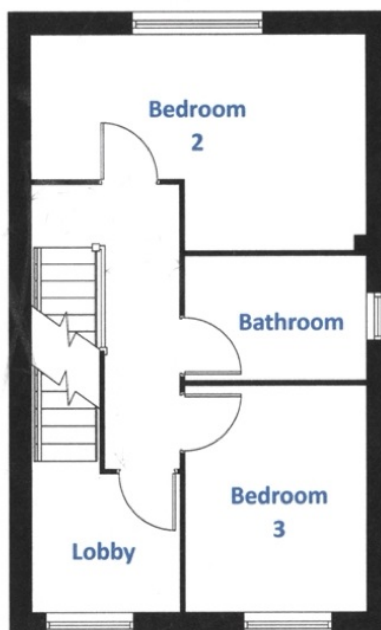
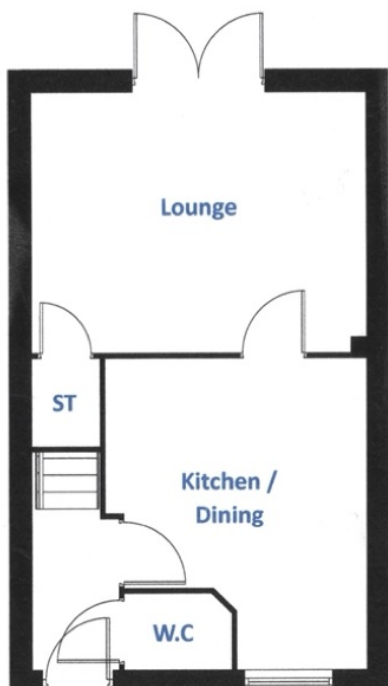
**1**

**Living Room(s)**

## **FLOOR PLAN**

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	98 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

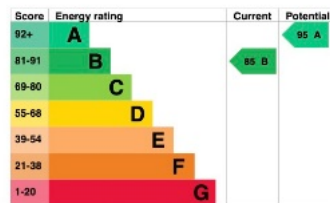
## Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.



For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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