



KIRKHAM

PROPERTY | LEGAL | FINANCIAL

Marigold Terrace

Middleton, Manchester

£169,950

- No Chain
- Semi-Detached House
- Ideal For First Time Buyer Or Investor
- Two Double Bedrooms
- Off Road Parking To Rear
- Recently Re-Decorated Throughout
- Convenient Location
- EPC Rating -



No Chain - Ideal for the first time buyer or investor is this two double bedroom, semi-detached property situated in a popular location with easy access to both Chadderton and Middleton centres and close to local schools, amenities, public transport links including Mills Hill Train station and just a short drive to the North West motorway connections. The property has been recently decorated throughout and briefly comprises of: entrance porch, lounge, kitchen/diner, two double bedrooms and a family bathroom. Externally there is a garden with lawn to the front of the property and a paved garden to the rear that can be used for off road parking, The property further benefits from uPVC double glazing and gas central heating.

ENTRANCE PORCH

With uPVC entrance door, laminate floor covering, dado rail, uPVC double glazed window.

LOUNGE

12' 1" x 15' 3" (3.68m x 4.65m) With front aspect uPVC double glazed window, fitted carpeting, two wall mounted lights, dado rail, feature fire with surround and hearth, staircase leading to the first floor.

KITCHEN/DINER

12' 1" x 9' 3" (3.68m x 2.82m) With fitted wall and base units, worktops, splash back tiling, one and a half bowl stainless steel sink unit with mixer taps, ceramic tiled floor, freestanding electric cooker, plumbed for an automatic washing machine, breakfast bar uPVC double glazed window and uPVC double glazed French doors leading into the rear garden.

LANDING

With fitted carpeting, spotlights, loft access.

BEDROOM ONE

12' 0" x 8' 6" (3.66m x 2.59m) Double bedroom with rear aspect uPVC double glazed window, fitted carpeting, radiator.

BEDROOM TWO

12' 0" x 8' 9" (3.66m x 2.67m (max)) Double bedroom with front aspect uPVC double glazed window, laminate floor covering, radiator.

BATHROOM

Fitted with a three piece suite in white comprising of: P Shaped bath, with shower over and chrome shower mixer taps, low level w.c., wash hand basin, spotlights, laminate floor covering, fully tiled walls, storage cupboard, heated chrome towel radiator, obscure uPVC double glazed window.

EXTERNALLY

To the front of the property there is a garden with lawn area and mature trees and shrubs. There is a gated, paved rear garden that can be used to provide off road parking.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: B

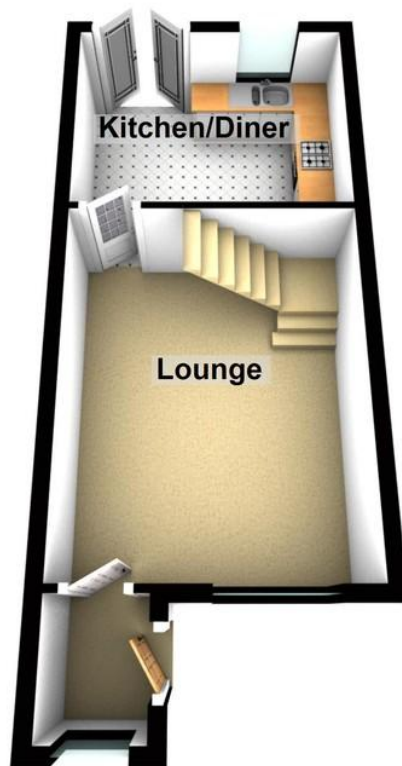
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

AGENTS NOTE

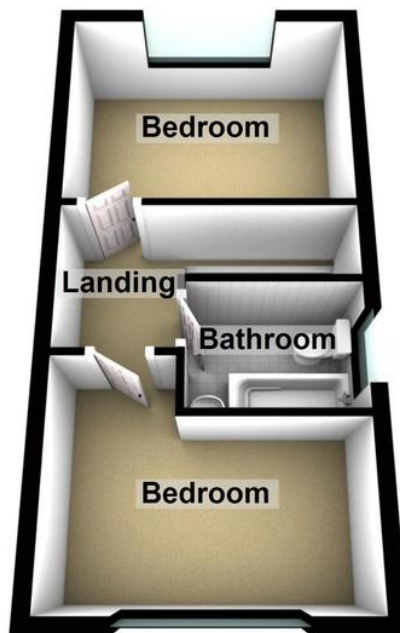
Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.



Ground Floor



First Floor



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