



Moston Road  
Middleton, Manchester

£189,950

- Spacious End Terrace
- Four Bedrooms
- Master Bedroom En-Suite
- No Chain
- Private Rear Yard
- Quiet Location
- Gas Central Heating
- EPC Rating - C





Situated in this quiet semi rural location is this attractive and spacious four bed end terrace property that has been completed to a high standard. The property briefly comprises: entrance hall, lounge, kitchen/diner at ground floor level with three bedrooms and bathroom at first floor level and master attic bedroom with ensuite at second floor level. Externally, there is a front yard area and a private yard area with new fencing to the rear, with access gate leading to rear parking plot. The property has the benefit of LED lighting throughout, gas central heating & uPVC double glazed windows throughout. The property has recently been fitted with a new Combination boiler. Viewing strongly recommended to fully appreciate this outstanding property. No Chain.

#### ENTRANCE HALL

With Rockport door, staircase to first floor, laminate flooring, radiator.

#### LOUNGE

12' 11" x 12' 4" (3.96m x 3.76m) With uPVC grained fronted double glazed window, fitted carpeting, radiator.

#### KITCHEN/DINER

17' 5" x 12' 11" (5.31m x 3.96m) With uPVC double glazed window, fitted wall and base units, inset stainless sink unit, plumbed for automatic washer and dishwasher, integrated oven and hob with extractor hood over, integrated fridge/freezer, under/over unit lighting, kick board lighting, breakfast bar, LED ceiling down lighters, laminate flooring, radiator.

#### STAIRS AND LANDING

With uPVC double glazed skylight, under stairs storage, stairs to second floor, fitted carpeting.

#### BEDROOM TWO

12' 2" x 10' 2" (3.73m x 3.12m) With uPVC double glazed window, fitted carpeting, radiator.

#### BEDROOM THREE

10' 0" x 9' 1" (3.05m x 2.79m) With uPVC double glazed window, fitted carpeting, radiator.

#### BEDROOM FOUR

12' 0" x 6' 9" (3.68m x 2.08m) With uPVC double glazed window, fitted carpeting, radiator.

#### BATHROOM

With uPVC double glazed window, panelled bath with shower over, low level w.c, wash hand vanity sink unit, double shower cubicle, high quality floor to ceiling tiles, chrome heated towel rail.

#### STAIRS AND LANDING

With fitted carpeting.

#### BEDROOM 1

19' 1" x 11' 8" (5.84m x 3.58m) With two uPVC double glazed skylights, two large eves storage cupboards, fitted carpeting, two radiators.

#### ENSUITE

With uPVC double glazed skylight, panelled bath with shower over, low level w.c, wash hand vanity sink unit, high quality floor to ceiling tiles, chrome heated towel rail.

#### EXTERNALLY

There is a front yard area and a private yard area with new fencing to the rear, with access gate leading to rear parking plot.

#### ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

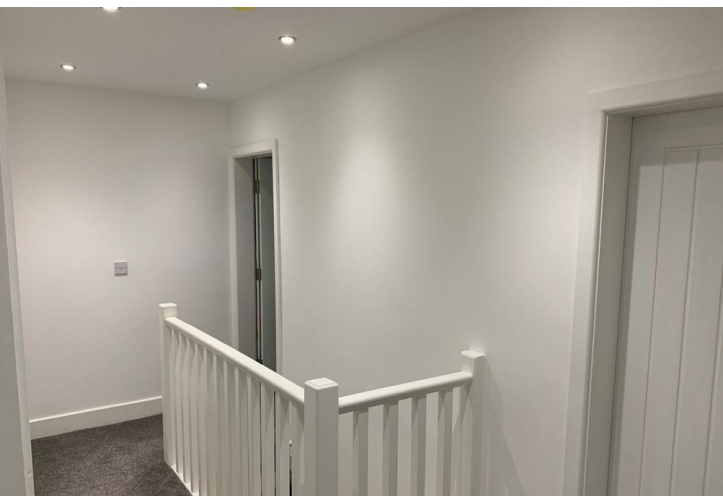
#### COUNCIL BAND:

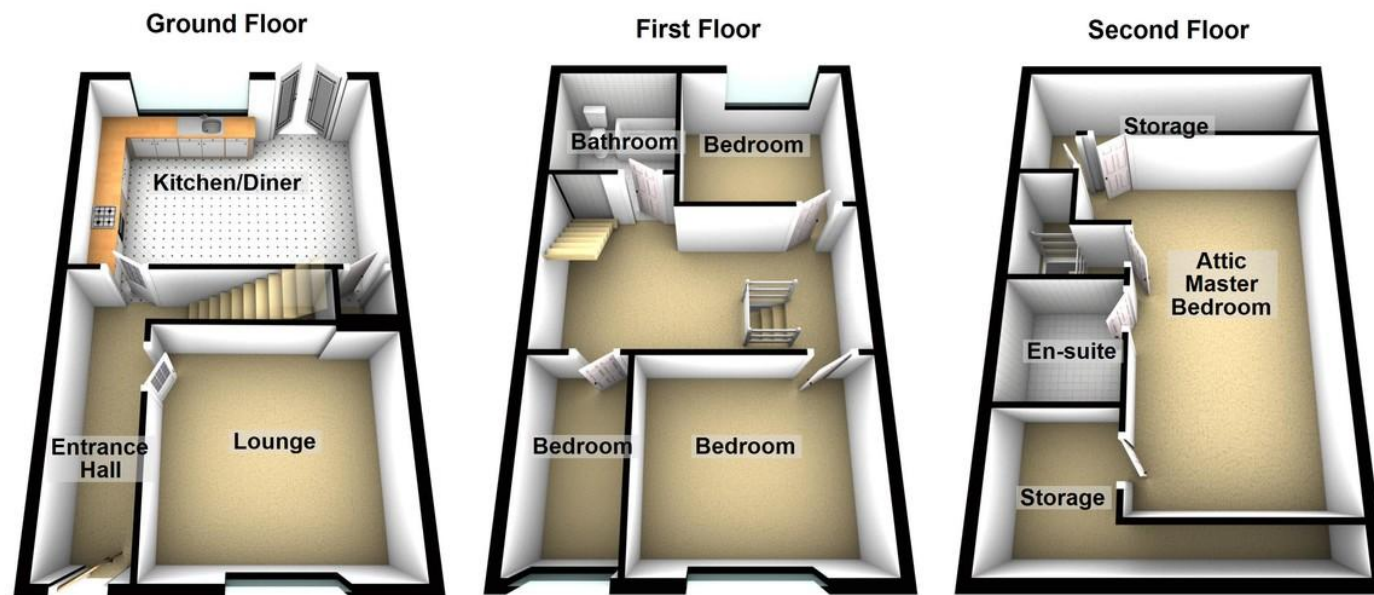
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

#### 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.







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