ALAN RYAN
ESTATES AND LETTINGS



Price £345,000

9 Aspinall Gardens, Middleton, M24 2UQ

- High Quality
- Semi Detached Property
- Five Bedrooms (Master With En-Suite)
- Open Plan Lounge/Kitchen/Summer Room
- Modern Family Bathroom
- Generous Tiered Garden
- Driving Providing Off Road Parking
- Substantial Living Accommodation
- Located On A Quiet Cul De Sac
- Not To Be Missed

NO CHAIN -This stunning five bedroom, semi detached property offers high quality, turn key accommodation throughout. The current owners have spared no expense to create spacious family home that provides generous family living both internally and externally which can only be truly appreciated by an internal inspection. The property is tucked away at the head of a quiet cul-de-sac yet within minutes of King Georges playing fields, excellent local schools and amenities, public transport links including Mills Hill train station and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, downstairs WC, open plan lounge/breakfast kitchen and summer room, two bedrooms (Master with en-suite) which are all to the ground floor, whilst to the first floor there are three further bedrooms and modern bathroom. Externally to the front of the property is a driveway providing off road parking, whilst to the rear of the property is a South East facing, private and enclosed generous tiered rear garden with decked patio with lights and electric power points, steps leading to upper section with additional decked patio, glass balastrade, water point, and gated side access. The property further benefits from UPVC double glazed and gas central heating.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a composite entrance door with Antiko flooring, modern radiator and stairs leading to first floor.





WC : Modern suite comprising of vanity sink unit and WC, radiator, Antiko flooring and UPVC double glazed window.



LOUNGE : With Antiko flooring, Inglenook feature fire place with inset log burner, two radiators, understairs storage cupboard, UPVC double glazed window to front elevation with shutter blinds and opening to the breakfast kitchen.







BREAKFAST KITCHEN : With Antiko flooring, modern shaker style wall and base units all with granite worktops, inset sink with mixer tap, integrated double oven with the top one as a combined microwave, four ring induction hob with extractor hood above, central island with integrated wine cooler, integrated fridge freezer, integrated dishwasher, UPVC double glazed window and opening to summer room.





SUMMER ROOM : Of brick and UPVC construction with Amtico flooring, velux window, spotlights to celing and UPVC double glazed door leading to rear garden.



BEDROOM ONE : Rear double bedroom with fitted wardrobes and cupboards, radiator, volted ceiling with inset spotlights, velux window and UPVC double glazed window.





EN-SUITE : Comprising of walk in shower, vanity sink unit and WC, built in shelves and spotlights to ceiling.



BEDROOM FOUR : With velux window, spotlights to ceiling, radiator and UPVC double glazed window and door to garage.




LANDING : Loft access hatch leading to a boarded loft with ladders.




BEDROOM TWO : Front double bedroom with radiator and two UPVC double glazed windows.




BEDROOM THREE : Rear double bedroom with radiator and UPVC double glazed window.





BEDROOM FIVE : Rear single bedroom with fitted cupboards, radiator and UPVC double glazed window.



FAMILY BATHROOM : Modern suite comprising of bath with overhead rain shower, vanity sink unit and WC, radiator and UPVC double glazed window.





OUTSIDE : Externally to the front of the property is a driveway providing off road parking, whilst to the rear of the property is a South East facing, private and enclosed generous tiered rear garden with decked patio with lights and electric power points, steps leading to upper section with additional decked patio, glass balustrade, water point, and gated side access.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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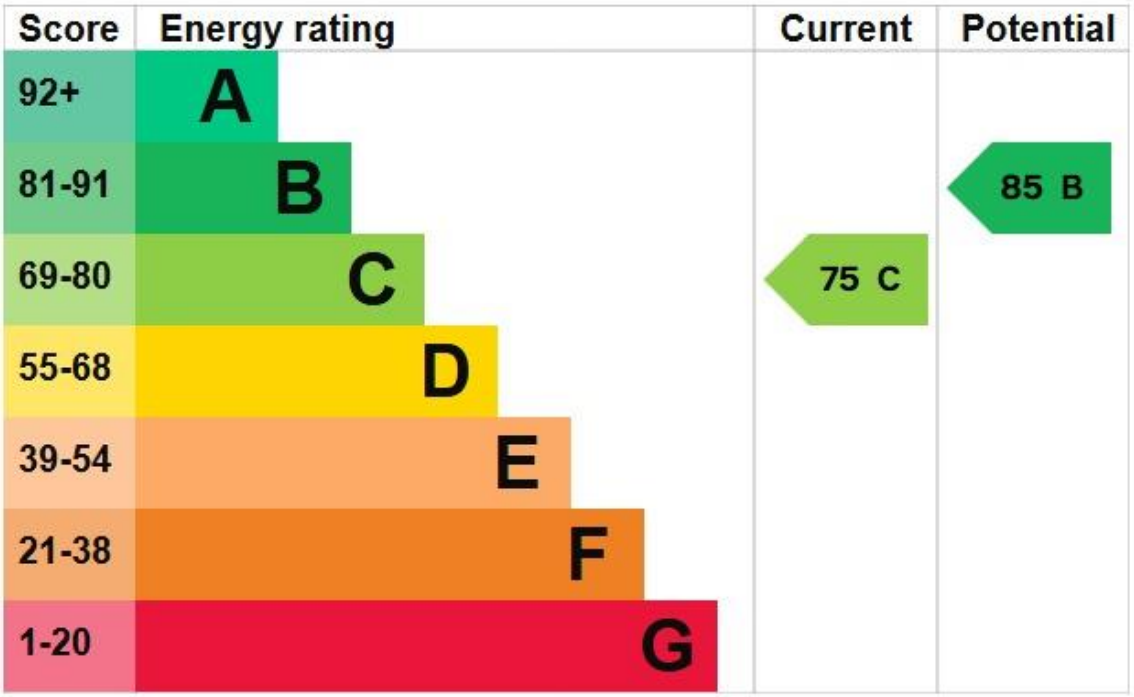

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