



24 Silver Birch Road, Blackley



- Well Presented FOUR Bed Detached Constructed Circa 2015
 - Gas Central Heated / uPVC Double Glazed
 - Down-Stair W.C /Lounge / Large Family Dining Kitchen
- Master Bed With En-Suite Shower Room / Separate Three-Piece Bathroom
 - Driveway Providing Off Road Parking / Integral Garage
 - Lawned Gardens To The Front And Rear

Asking Price £405,000

Spacious FOUR bed detached constructed by the well regarded builders Taylor Wimpey circa 2015. This very well presented property briefly comprises of gas central heating, uPVC double glazed windows, spacious hallway with access to the integral garage, down-stair W.C, lounge, fabulous family dining kitchen with double doors to the rear garden. The first floor affords the four bedrooms, the master with a three-piece en-suite shower room and there is also a separate three-piece bathroom. Externally to the front is a tarmacadam driveway providing off road parking, a lawned front garden with soil borders and access to the integral garage with up and over door. There is gated access down the leading to a full width paved patio at the rear and an enclosed lawned garden with feature shingle borders. Conveniently situated for local shops, schools and facilities, direct transport links to Manchester City Centre and within easy reach of the M60 motorway network.



GROUND FLOOR

HALLWAY

Spacious entrance hall with tile flooring, radiator and staircase rising to the first floor.



W.C

Down-stair W.C with vanity wash-basin and fitted cupboard below, low-level W.C, tile flooring and radiator.

LOUNGE

5.57m x 3.20m (18'3" x 10'5")

Front aspect with bay window, wall mounted T.V point, laminated wooden flooring and two radiators.



FAMILY DINING KITCHEN

7.92m x 3.20m (25'11" x 10'5")

Rear aspect with a range of wall and base units incorporating "AEG" gas hob with stainless steel extractor above, built in double "AEG" electric oven, integrated dishwasher and washing machine, tile flooring with open access to the dining area which has laminated wooden flooring, two radiators and double doors leading to the rear garden.

FIRST FLOOR

MASTER BEDROOM

4.38m x 3.04m (14'4" x 9'11")

Rear aspect with fitted wardrobes, carpet flooring and radiator. Access to en-suite.



EN-SUITE

Three-piece en-suite comprising of shower cubicle, vanity wash-basin, low-level W.C, laminate flooring and radiator.

BEDROOM 2

3.56m x 3.05m (11'8" x 10'0")

Rear aspect with laminated flooring and radiator.



BATHROOM

Three-piece bathroom comprising of bath, vanity wash-basin, low-level W.C, part tiled walls, laminate flooring and radiator.

OUTSIDE

Externally to the front is a tarmacadam driveway providing off road parking, a lawned front garden with soil borders and access to the integral garage with up and over door. There is gated access down the leading to a full width paved patio at the rear and an enclosed lawned garden with feature shingle borders.



BEDROOM 3

3.54m x 3.29m (11'7" x 10'9")

Front aspect with laminated flooring and radiator.



BEDROOM 4

2.62m x 2.54m (8'7" x 8'3")

Front aspect with laminate flooring and radiator.

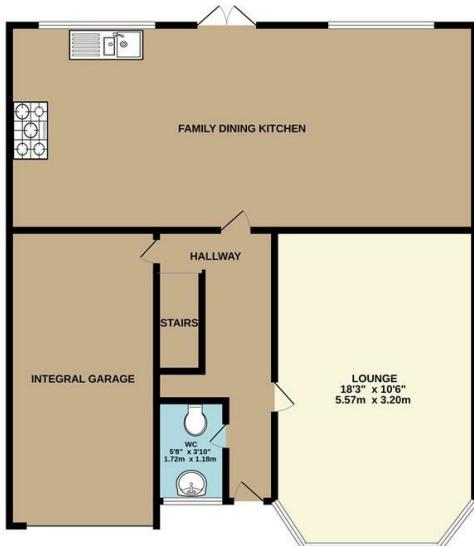


Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

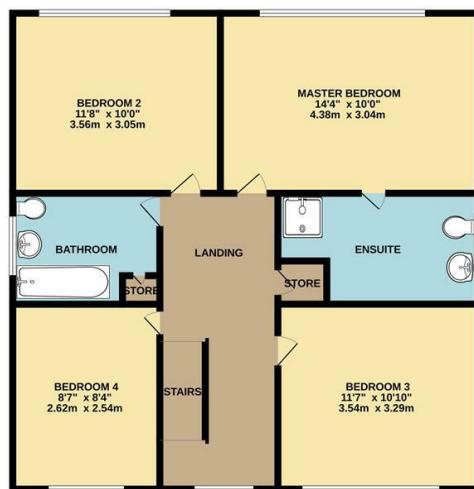
Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.3 sq.m.) approx.



FOUR BED DETACHED

TOTAL FLOOR AREA: 1420 sq.ft. (131.9 sq.m.) approx.
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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