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13 Kelvin Avenue, Middleton



- THREE Bed Semi Detached With Rear Double Extension
  - Gas Central Heated / uPVC Double Glazed
- Two Reception Rooms / Kitchen / Utility Room And Down-Stair W.C.
  - Very Spacious FOUR-Piece Bathroom
- Walled And Shingle Front Garden /Gated Driveway Affording Off Road Parking
  - Mature Rear Lawned Garden And Patio

£240,000

EXTENDED THREE bed semi detached with driveway, mature rear lawned garden and a large two-storey extension to the rear. Briefly comprising of gas central heating, uPVC double glazed windows, porch, hallway, bay fronted lounge, separate dining room, kitchen, utility room and a useful down-stair W.C. The first floor affords two large double bedrooms, a single bedroom and very spacious FOUR piece bathroom. Externally to the front is a gated and shingle front garden and driveway which extends down the side affording generous off road parking. To the rear is a well established lawned garden with mature borders and patio area. Conveniently situated for access to local shops and facilities, Middleton town centre and ideal for access to the M60 motorway network.

## GROUND FLOOR

### PATIO

Enclosed porch leading to...

### HALL

Spacious hallway with under-stair storage, coved ceiling, carpet flooring, radiator and staircase rising to the first floor.

### LOUNGE

4.90m x 3.45m (16'0" x 11'3")

Front aspect with bay window, electric fire set within feature surround, carpet flooring and radiator. Double doors lead to the dining room.



### DINING ROOM

5.23m x 2.55m (17'1" x 8'4")

Rear aspect with carpet flooring and radiator. Access to kitchen.



### KITCHEN

3.00m x 2.42m (9'10" x 7'11")

Rear aspect with a range of wall and base units incorporating resin sink, electric hob with extractor above, built in double electric oven, integrated fridge/freezer, tiled walls and access to utility room.



### UTILITY ROOM

3.0m x 2.42m (9'10" x 7'11")

Rear aspect with wall and base units, sink unit, space and plumbing for an automatic washing machine, tiled walls, tiled flooring and radiator. Access to W.C and external access.

### W.C

Useful down-stair low-level W.C.

## FIRST FLOOR

### BEDROOM 1

6.66m x 3.17m (21'10" x 10'4")

Spacious extended master bedroom to the rear aspect with fitted wardrobes, carpet flooring and radiator.



### BEDROOM 2

4.16m x 3.34m (13'7" x 10'11")

Front aspect with bay window, carpet flooring and radiator.



### OUTSIDE

Externally to the front is a gated and shingle front garden and driveway which extends down the side affording generous off road parking. To the rear is a well established lawned garden with mature borders and patio area.



### BEDROOM 3

1.99m x 1.80m (6'6" x 5'10")

Front aspect with carpet flooring and radiator.



### BATHROOM

4.95m x 1.76m (16'2" x 5'9")

Large FOUR-PIECE bathroom comprising of bath, separate shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, tiled laminate flooring and radiator.

Energy Efficiency Rating		Current	Potential
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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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  
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA : 1152 sq.ft. (107.1 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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