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5 Garbrook Avenue, Blackley



- Extended FOUR Bed Semi Detached In Good Order Throughout
- Sunshine Lounge / Dining Kitchen / Four-Piece Down-Stair Wet Room
- Four First Floor Bedrooms And W.C / Fixed Staircase To Loft Room (no building regs)
  - Gated And Paved Front Garden / Side "Astroturf" Lawned Garden
- Large Mature Rear Lawned Garden / Separate Timber Structure With Light And Power
  - Ideal Home Office / Entertainment Space

Offers In Excess Of £299,999

Extended FOUR bed semi detached with a separate large timber structure, ideal as a home office/entertainment space. Presented to a good standard throughout with large mature gardens. Briefly comprising of gas central heating, uPVC double glazed windows, large sunshine lounge, dining kitchen and a four-piece down-stair wet room. The first floor affords four bedrooms and a W.C. There is also a fixed staircase to a loft room with velux window. (no building regs - storage only).

Externally to the front is a gated and paved front garden with access at the side to an "Astroturf lawned garden and a large timber structure which is double glazed and has light and power. At the rear is a full width "Astroturf" patio which has wrought iron railings and steps down to a large enclosed lawned garden bound by mature trees and borders housing a variety of plants and shrubs. Situated in the Blackley area of Manchester with direct transport links to the city centre, convenient for local supermarkets, schools and leisure facilities and with close proximity to the M60 motorway network.

## GROUND FLOOR

### HALLWAY

Hallway with carpet flooring, under-stair storage and radiator. Staircase rising to the first floor.

### SUNSHINE LOUNGE

8.31m x 3.29m (27'3" x 10'9")

Large sunshine lounge with bay window, feature live effect electric fire, wall mounted T.V point, coved ceiling, two radiator and carpet flooring.

### DINING KITCHEN

4.18m x 3.40m (13'8" x 11'1")

Rear aspect with a range of wall and base units and breakfast bar incorporating resin sink, "Lamona" ceramic hob with extractor above, built in electric oven, integrated microwave oven, integrated fridge/freezer, space and plumbing for washing machine and tumble dryer, spotlights and laminated wooden flooring. Double doors lead to the side patio and access to the separate timber structure.



### WET ROOM

FOUR-piece wet room comprising of shower, panelled bath

with shower off mixer taps, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls and radiator.

## FIRST FLOOR

### BEDROOM 1

4.19m x 3.00m (13'8" x 9'10")

Rear aspect with T.V point, carpet flooring and radiator.



### BEDROOM 2

3.11m x 3.00m (10'2" x 9'10")

Front aspect with bay window, fitted wardrobes, laminated wooden flooring and radiator.



### BEDROOM 3

2.88m x 2.33m (9'5" x 7'7")

Rear aspect with carpet flooring and radiator.

### BEDROOM 4

2.02m x 1.69m (6'7" x 5'6")

Front aspect with fitted wardrobes and radiator.

### W.C

Low-level W.C, vanity wash-basin and laminated wooden flooring.

### LOFT ROOM

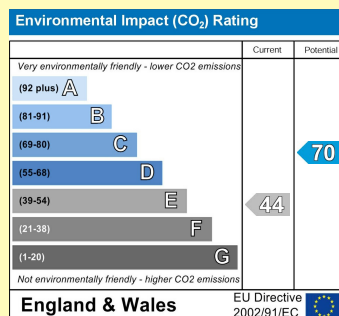
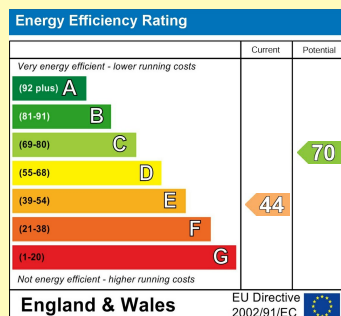
Accessed from the landing via a fixed staircase to the boarded loft room with velux window. (no building regs - storage only).

## OUTSIDE

Externally to the front is a gated and paved front garden with access at the side to an "Astroturf lawned garden and a large timber structure which is double glazed and has light and power. At the rear is a full width "Astroturf" patio with has wrought iron railings and steps down to a large enclosed lawned garden bound by mature trees and borders housing a variety of plants and shrubs.



## TIMBER STRUCTURE

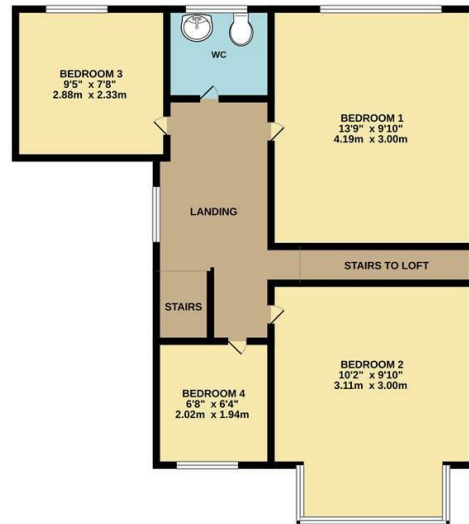


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



FOUR BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA: 1113 sq.ft. (103.4 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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