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174 Glenwood Drive, Middleton



- Exceptional Extended Three Bed Semi Detached With Large Rear Conservatory
  - Gas Central Heated / uPVC Double Glazed
  - Lounge, Kitchen, Utility Room And Down-Stair W.C
  - Large Rear Conservatory With Glass Vaulted Ceiling
    - Second Spacious Entrance With Cloak Area
  - Large Paved Driveway / Enclosed Rear Patio Garden

Offers In Excess Of £260,000

Superb extended three bed semi detached with large rear conservatory, second entrance with cloak area, down-stair W.C and utility room. Presented to an excellent standard throughout. Briefly comprising of gas central heating, uPVC double glazed windows, entrance porch, lounge, kitchen and a spacious conservatory with a feature vaulted glass ceiling to the rear. A secondary entrance leads to a spacious cloak area, useful down-stair W.C and utility room. The first floor affords the three bedrooms and a three-piece shower room. Externally to the front is a large gated paved driveway providing off road parking and an enclosed paved rear garden with fixed timber shed. Situated in a highly regarded position with easy access to Middleton town centre and its range of shops and facilities, also convenient for transport links and the M60 motorway network.

## GROUND FLOOR

### PORCH

Enclosed entrance porch with feature tiled flooring. Access to ....

### HALL

Entrance hall with access to staircase rising to the first floor, radiator, feature tiled flooring and access to the lounge.

### LOUNGE

4.26m x 3.37m (13'11" x 11'0")

Front aspect with feature tiled flooring, wall mounted T.V point and radiator. Access to...



### KITCHEN

4.37m x 2.83m (14'4" x 9'3")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, halogen hob with extractor above, built in double electric oven, integrated dishwasher, integrated fridge freezer, tall radiator, feature tiled flooring and open plan access to the conservatory. Access to Utility.



### CONSERVATORY

4.10m x 3.89m (13'5" x 12'9")

Superb rear conservatory with a glass vaulted ceiling, feature tiled flooring, spotlights and tall radiator. Access to the rear garden.



### SECOND ENTRANCE

Front aspect leading to...

### CLOAK AREA

2.87m x 2.03m (9'4" x 6'7")

Spacious cloak area with wall units, feature tiled flooring and radiator. Access to utility.

### UTILITY

3.47m x 1.96m (11'4" x 6'5")

Rear aspect with wall and base units incorporating space and plumbing for an automatic washing machine and dryer, feature tiled flooring and external access and access to kitchen.

## FIRST FLOOR

### BEDROOM 1

3.96m x 2.47m (12'11" x 8'1")

Front aspect with fitted wardrobes, wall mounted T.V point, carpet flooring, spotlights and radiator.



### BEDROOM 2

2.62m x 2.45m (8'7" x 8'0")

Rear aspect with fitted wardrobes, carpet flooring, spotlights and radiator.



### OUTSIDE

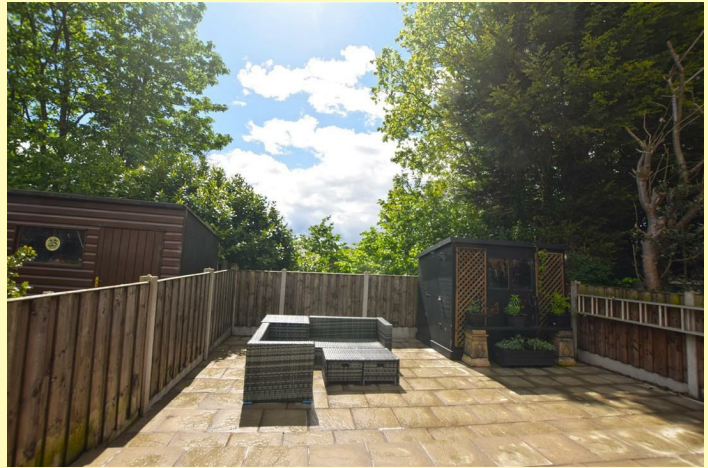
Externally to the front is a large gated paved driveway providing off road parking and an enclosed paved rear garden with fixed timber shed.



### BEDROOM 3

3.06m x 1.78m (10'0" x 5'10")

Front aspect with carpet flooring, spotlights and radiator.



### SHOWER ROOM

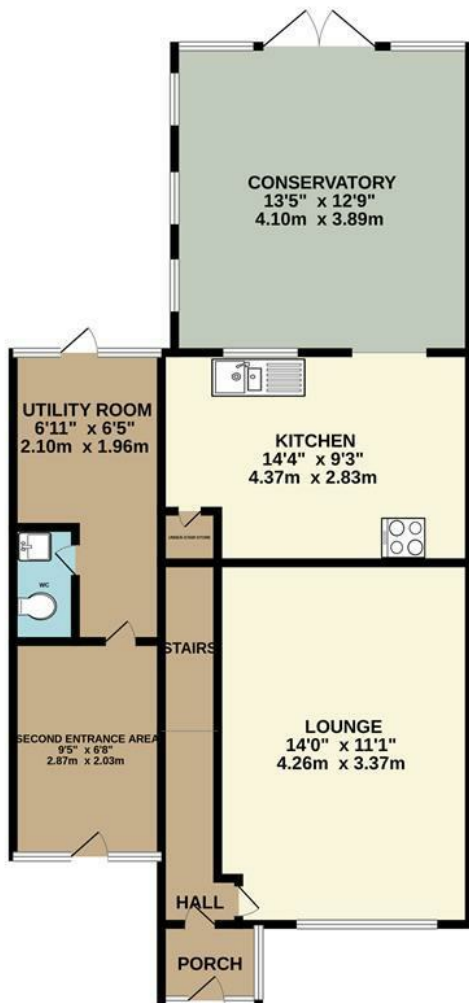
Three-piece shower room comprising of "walk in" shower cubicle, vanity washbasin with fitted cupboard below, low-level W.C, "aqua panelled" walls, tiled flooring and heated towel rail.

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	

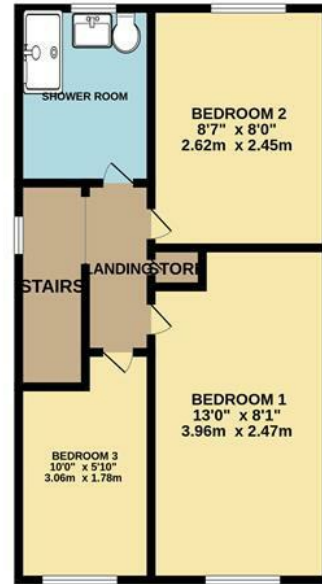
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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  
680 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 1023 sq.ft. (95.0 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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