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132 Stakehill Lane, Middleton



- Well Presented Two Bed End Terraced Cottage
  - Gas Central Heated / uPVC Double Glazed
- Lounge / Dining Kitchen / Three-Piece Bathroom
  - Gated And Walled Front Garden
- Lawned Rear Garden Overlooking Open Fields

Offers In The Region Of £180,000

Well presented two bed end terraced cottage with rear views overlooking open fields affording a semi rural feel. Briefly comprising of gas central heating, uPVC double glazed windows, enclosed porch, lounge and dining kitchen to the ground floor. The first floor affords the two bedrooms and a three-piece bathroom. Externally to the front is a gated and walled garden with access down the side leading to an enclosed lawned garden with borders and a hard standing patio area. Conveniently positioned for access to local shops and amenities, transport links and ideal for access to the M60 motorway network.

## **GROUND FLOOR**

### **PORCH**

Enclosed porch with tiled flooring. Access to lounge.

### **LOUNGE**

4.34m x 3.90m (14'2" x 12'9")

Front aspect with electric fire set within surround, dado rail, coved ceiling, carpet flooring and radiator.



### **DINING KITCHEN**

4.33m x 3.05m (14'2" x 10'0")

Rear aspect with a range of wall and base units incorporating stainless steel sink, cooker point, space and plumbing for an automatic washing machine. dado rail, wall mounted boiler and tiled flooring. External access and staircase rising to the first floor.



## **FIRST FLOOR**

### **BEDROOM 1**

4.33m x 3.89m (14'2" x 12'9")

Front aspect with dado rail, carpet flooring and radiator.



### **BEDROOM 2**

3.05m x 2.28m (10'0" x 7'5")

Rear aspect with fitted cupboard, carpet flooring and radiator.



### **BATHROOM**

Three-piece bathroom comprising of bath with shower above, vanity wash-basin, low-level W.C, laminated flooring, fully tiled walls and radiator.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 83        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   | 63                      |           |
| (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   |                         | 83        |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   | 63                      |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

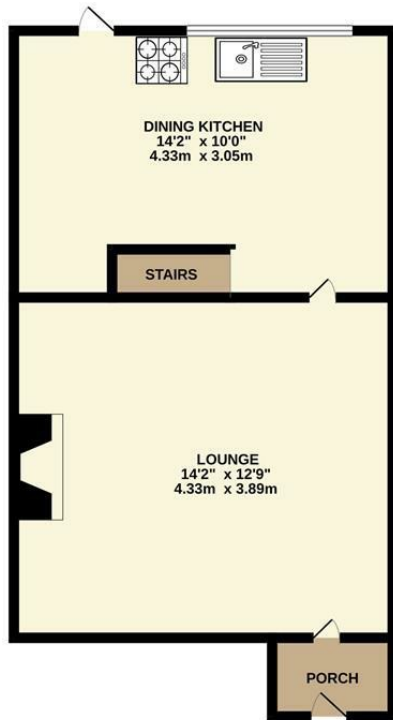
### OUTSIDE

Externally to the front is a gated and walled garden with access down the side leading to an enclosed lawned garden with borders and a hard standing patio area.

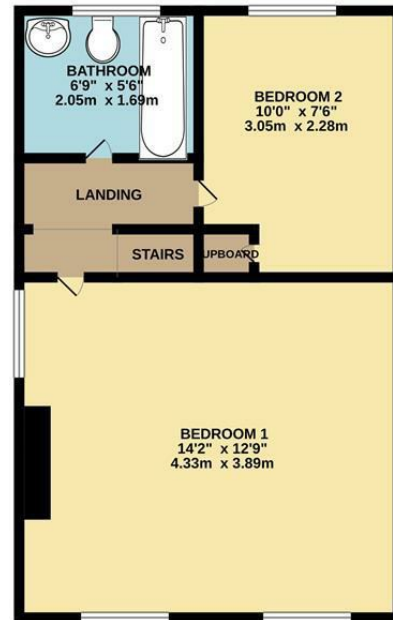


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TWO BED END COTTAGE

TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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