



• mcgowan homes •

1 Stately Drive, Middleton



- Immaculately Presented THREE Bed Detached - NO CHAIN
 - Down-Stair W.C / Lounge And Dining Kitchen
 - En-Suite Shower Room To Master Bed
 - Three-Piece Family Bathroom
- Garage / Tarmacadam Driveway And Side Lawned Garden
 - Rear Patio And Enclosed Lawned Garden

£330,000

NO CHAIN - Immaculately presented THREE bed detached house constructed by "Morris Homes" situated in a much sought after cul-de-sac location. This fabulous family home briefly comprises of gas central heating, uPVC double glazed windows, vestibule entrance, down-stair W.C, lounge and contemporary styled dining kitchen. The first floor affords three bedrooms, the master with an en-suite shower room and a three-piece family bathroom. Externally to the front is a tarmac driveway with off road parking for two vehicles and access to the garage. There is also a shared side lawned garden with feature shingle and soil borders housing a variety of plants and shrubs. To the rear is a paved patio opening out to the neatly tended lawned garden with soil borders, mature hedges and shrubs. There is a service charge of £19 per calendar month which covers the maintenance of the communal gardening and maintenance. Situated in a well regarded area of Middleton ideal for local shops and amenities, a good selection of well performing schools, transport links and close proximity of the M60 motorway network.

radiator, spotlights, laminate flooring and external access. Open plan to the dining area with laminated wooden flooring, radiator and double doors leading to the rear garden.



GROUND FLOOR

VESTIBULE

Vestibule entrance with laminated wooden flooring and radiator. Access to lounge and down-stair W.C.

W.C

Useful down-stair W.C with vanity wash-basin, tiled laminate flooring and radiator.

LOUNGE

4.57m x 3.17m (14'11" x 10'4")

Front aspect with wall mounted T.V point, laminated wooden flooring and radiator. Open plan to the dining area of kitchen and access to inner hall with staircase leading to the first floor.



DINING KITCHEN

5.87m x 3.73m (19'3" x 12'2")

Rear aspect with a range of wall and base units incorporating one and a half bowl sink, breakfast bar, "Neff" induction hob with extractor above, built in double "Bosch" electric oven and microwave, integrated fridge, integrated freezer, integrated dishwasher and washing machine,

FIRST FLOOR

MASTER BEDROOM

3.61m x 3.53m (11'10" x 11'6")

Front aspect with fitted wardrobes, carpet flooring and radiator.



EN-SUITE

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

BEDROOM 2

3.22m x 3.18m (10'6" x 10'5")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 3

2.67m x 2.13m (8'9" x 6'11")

Rear aspect with carpet flooring and radiator.

BATHROOM

Three-piece bathroom comprising of tiled panelled bath with rain shower above, vanity wash-basin, low-level W.C, fully tiled walls, tiled flooring and heated towel rail.



OUTSIDE

Externally to the front is a tarmacadam driveway with off road parking for two vehicles and access to the garage. There is also a shared side lawned garden with feature shingle and soil borders housing a variety of plants and

shrubs. To the rear is a paved patio opening out to the neatly tended lawned garden with soil borders, mature hedges and shrubs.

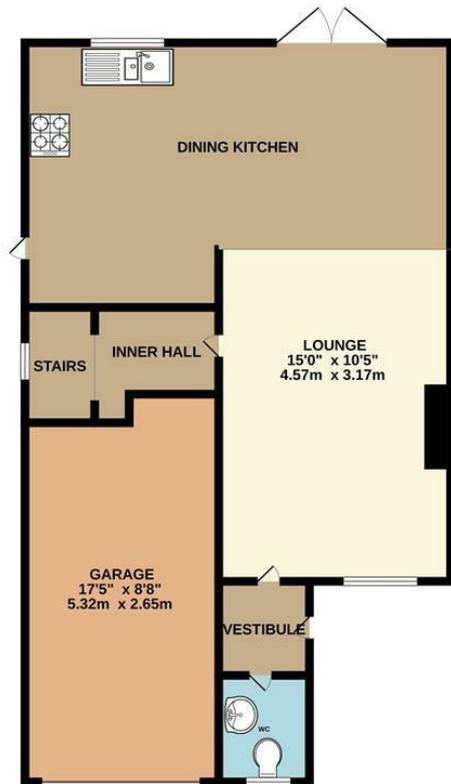


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			89
(81-91) B			
(69-80) C		74	
(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



1ST FLOOR



THREE BED DETACHED

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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