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17 Lime Gardens, Middleton



- Spacious FOUR Bed Detached With Stunning Golf Course Views
 - Entrance Porch / Down-Stair W.C, Side Porch/Utility Area
 - Sitting Room / Lounge With Open Plan To Dining Area
 - Dining Kitchen Providing Access To Integral Garage
 - En-Suite To Master Bed / Separate Five Piece Bathroom
 - Driveway And Lawned Gardens To The Front And Rear

£475,000

Spacious FOUR bed detached with stunning views overlooking North Manchester golf course. This super property briefly comprises of gas central heating, uPVC double glazed windows, large entrance porch, hallway, down-stair W.C, sitting room, a very large L shaped lounge with dining area and a separate dining kitchen with access to a double integral garage. There is also a very useful side porch / utility area with external access. The first floor affords the four bedrooms, the master with an en-suite bathroom and a separate five-piece bathroom suite. Externally to the front is a lawned garden with mature borders and a block paved driveway affording off road parking leading to the integral garage with up and over door. There is gated access down the side leading to the rear patio area, lawned garden with soil borders housing a variety of trees, plants and shrubs. There is also feature paving and a further raised decked patio at the foot of the garden which accommodates a summerhouse. Occupying a cul-de-sac position in the well regarded Archer Park area of Middleton within easy walking distance to Middleton town centre and its range of shops and facilities. Also ideal for transport links to Manchester and in close proximity of the M60 motorway network.

GROUND FLOOR

PORCH

Large entrance porch with tiled flooring.

HALLWAY

Hallway with coved ceiling, carpet flooring and radiator. Under-stair storage and staircase rising to the first floor.

W.C

Useful down-stair W.C, with carpet flooring and radiator.

SITTING ROOM

4.62m x 3.35m (15'1" x 10'11")

Front aspect with coved ceiling, carpet flooring and radiator.

LOUNGE AND DINING AREA

6.63m x 5.79m (21'9" x 19'0")

Very large L shaped lounge and dining area to the rear aspect with gas first set within feature surround, T.V point, coved ceiling and radiator. Sliding patio doors lead to the rear garden and access to the dining kitchen.



DINING KITCHEN

5.21m x 3.11m (17'1" x 10'2")

Rear aspect with a range of wall and base units incorporating breakfast bar, one and a half bowl resin sink, induction "Neff" hob with stainless steel extractor above, "Neff" double oven, tiled laminate flooring, spotlights and radiator. Access to the integral garage and to a side porch / utility area with space and plumbing for washing machine and external access.



FIRST FLOOR

MASTER BEDROOM

4.12m x 3.39m (13'6" x 11'1")

Front access with fitted wardrobes, coved ceiling, carpet flooring, spotlights, T.V point and radiator. Access to en-suite.



EN-SUITE

Three piece en-suite comprising of bath, sink, low-level W.C, fully tiled walls, vinyl tiled flooring and radiator.

BEDROOM 2

4.11m x 3.08m (13'5" x 10'1")

Rear aspect with fitted wardrobes, coved ceiling, carpet flooring, T.V point and radiator.



BEDROOM 3

3.56m x 3.25m (11'8" x 10'7")

Rear aspect with fitted wardrobes, carpet flooring and radiator.

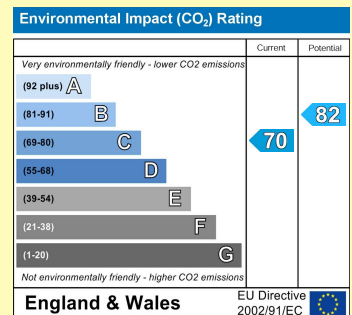
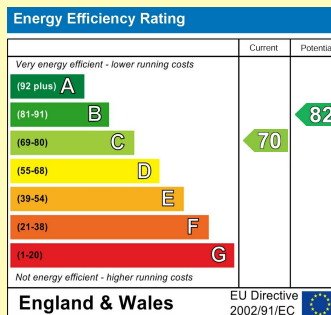
BEDROOM 4

3.32m x 2.28m (10'10" x 7'5")

Rear aspect with fitted wardrobes, carpet flooring and radiator.

BATHROOM

Large five piece family bathroom comprising of bath, separate shower cubicle, bidet, low-level W.C, vanity wash-basin with fitted cupboards below, fully tiled walls, spotlights, vinyl tiled flooring and radiator.



OUTSIDE

Externally to the front is a lawned garden with mature borders and a block paved driveway affording off road parking leading to the integral garage with up and over door. There is gated access down the side leading to the rear patio area, lawned garden with soil borders housing a variety of trees, plants and shrubs. There is also feature paving and a further raised decked patio at the foot of the garden which accommodates a summerhouse.

*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
1115 sq.ft. (103.6 sq.m.) approx.



1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



FOUR BED DETACHED

TOTAL FLOOR AREA: 1830 sq.ft. (170.0 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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