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7 Oxendale Drive, Middleton



- FOUR Bed Extended Detached
- Gas Central Heated / uPVC Double Glazed Windows
- Large Sunshine Lounge / Conservatory And Dining Kitchen
 - FOUR-Piece Bathroom / Separate W.C
- Integral Garage / Driveway / Shingle Front Garden
 - Rear Lawned Garden And Large Patio

£290,000

FOUR bed EXTENDED detached with rear conservatory, integral garage, driveway and gardens. Briefly comprising of gas central heating, uPVC double glazed windows, large bay fronted sunshine lounge, conservatory, dining kitchen and access to the integral garage. The first floor affords three double bedrooms, a good sized single, four-piece bathroom and a separate W.C. Externally to the front is a driveway affording off road parking, single garage and access to the integral garage. Access down either side of the property leads to the large paved patio and enclosed lawned garden with mature borders housing a variety of trees and shrubs. Situated in a very popular position in the Langley area of Middleton close to Middleton town centre and its range of shops and facilities, transport links and ideal for access to the M60 motorway network.

GROUND FLOOR

PORCH

Enclosed entrance porch with sliding patio door.

HALL

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

SUNSHINE LOUNGE

7.73m x 3.54m (25'4" x 11'7")

Large sunshine lounge with bay window, gas fire set within feature surround, two radiators, T.V point and carpet flooring. Access to the conservatory.



CONSERVATORY

3.0m x 2.75m (9'10" x 9'0")

Rear aspect with laminated wooden flooring, access and pleasant views over the rear garden.



DINING KITCHEN

4.70m x 2.42m (15'5" x 7'11")

Rear aspect with a range of wall and base units incorporating stainless steel sink, cooker point, radiator, large under-stair storage and laminate flooring. Access to the garage and external access.



FIRST FLOOR

BEDROOM 1

3.98m x 3.16m (13'0" x 10'4")

Front aspect with bay window, fitted wall units, carpet flooring and radiator.



BEDROOM 2

3.64m x 3.15m (11'11" x 10'4")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 3

3.70m x 2.40m (12'1" x 7'10")

Front aspect with carpet flooring and radiator.



BEDROOM 4

2.95m x 2.35m (9'8" x 7'8")

Front aspect with carpet flooring and radiator.

BATHROOM

FOUR-piece bathroom comprising of bath, separate shower cubicle, vanity wash-basin, low-level W.C, heated towel rail and carpet flooring.



W.C

Separate low-level W.C and sink.

OUTSIDE

Externally to the front is a driveway affording off road parking, shingle bed garage and access to the integral garage. Access down either side of the property leads to the large paved patio and enclosed lawned garden with mature borders housing a variety of trees and shrubs.

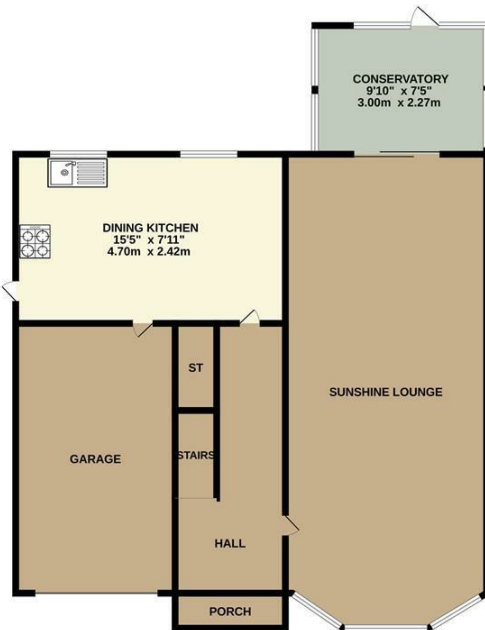


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
	57	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
		75
	57	
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
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



FOUR BED DETACHED

TOTAL FLOOR AREA: 1426 sq.ft. (132.5 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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