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438 Rochdale Road, Middleton



- Very Spacious FIVE Bed Semi Detached
  - Two Reception Rooms / Conservatory
    - Kitchen And Utility Room
    - Two Piece Bathroom / Separate W.C
    - Tarmacadam Driveway / Integral Garage
- Large Rear Lawned Garden With Open Aspect Views

£375,000

Very spacious FIVE BED 1930's bay fronted semi detached with integral garage, tarmac driveway and large rear lawned garden. This well presented property briefly comprises of gas central heating, uPVC double glazed windows, two reception rooms, conservatory, kitchen and a separate utility room. The first floor affords the five bedrooms, two piece bathroom and a separate W.C. Externally to the front is a tarmac driveway providing off road parking and to the rear a patio area leading to a large, flat lawned garden with mature borders and open fields beyond. Please note:- A third of the rear garden is rented via RMBC for £120 per annum. Conveniently situated for access to local shops and amenities, a good selection of well performing schools, transport links and ideal for access to the M60 motorway network.

### **PORCH**

Enclosed entrance porch.

### **HALLWAY**

Spacious hallway with laminated wooden flooring, under-stair storage, radiator and staircase rising to the first floor.

### **DINING ROOM**

4.39m x 3.73m (14'4" x 12'2")

Bay fronted dining room with gas fire set within feature surround, coved ceiling, carpet flooring and radiator.



### **LOUNGE**

4.38m x 3.73m (14'4" x 12'2")

Rear aspect with living flame gas fire set within feature surround, coved ceiling, T.V point and radiator. Access to the lean to conservatory.



### **CONSERVATORY**

2.58m x 2.42 (8'5" x 7'11")

Rear aspect with carpet flooring, access and lovely views over the rear garden.

### **KITCHEN**

3.13m x 2.50m (10'3" x 8'2")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, electric hob and cooker with extractor above, coved ceiling and open access to the utility room.



### **UTILITY ROOM**

3.13m x 2.32m (10'3" x 7'7")

Rear/side aspect with wall units, space and plumbing for washing machine and tumble dryer, floor mounted boiler. Access to the integral garage.

### **FIRST FLOOR**

#### **BEDROOM 1**

4.14m x 3.75m (13'6" x 12'3")

Front aspect with bay window, coved ceiling, T.V point and carpet flooring.



**BEDROOM 2**

4.28m x 3.52m (14'0" x 11'6")

Rear aspect with fitted wardrobes, covered ceiling, carpet flooring and radiator.



**BEDROOM 3**

3.62m x 2.46m (11'10" x 8'0")

Front aspect with covered ceiling, carpet flooring and radiator.

**BEDROOM 4**

3.10m x 2.15m (10'2" x 7'0")

Rear aspect with fitted cupboards, carpet flooring and radiator.

**BEDROOM 5**

2.37m x 2.19m (7'9" x 7'2")

Front aspect with fitted cupboard, laminated wooden flooring and radiator.

**BATHROOM**

Two-piece bathroom comprising of bath with shower above, vanity wash-basin, fitted cupboard, covered ceiling, part tiled walls and radiator.

**W.C**

Separate low-level W.C with part tiled walls, covered ceiling and laminated flooring.

**OUTSIDE**

Externally to the front is a tarmacadam driveway providing off road parking and to the rear a patio area leading to a large, flat lawned garden with mature borders and open fields beyond.

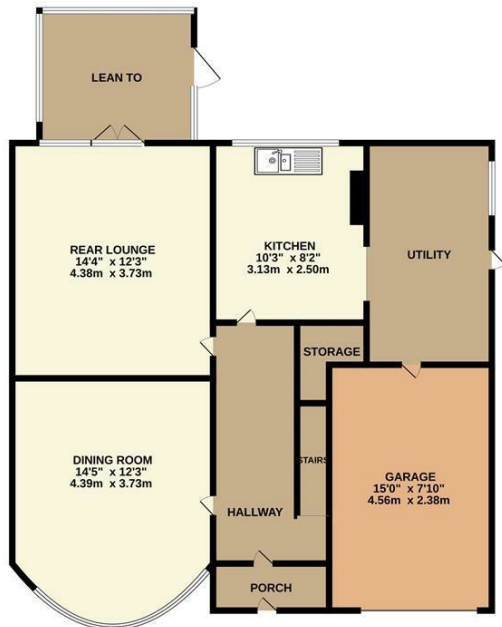


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

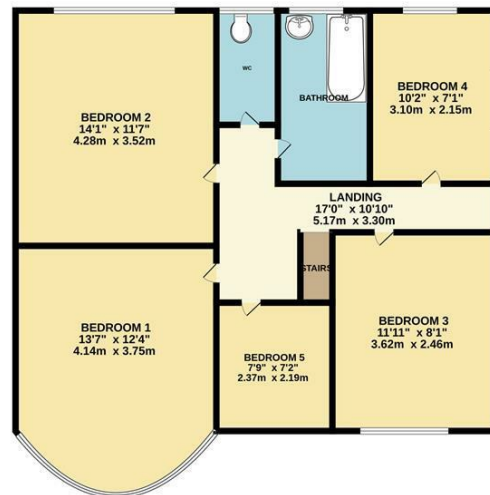
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & 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  
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



FIVE BED SEMI DETACHED

TOTAL FLOOR AREA : 1708 sq.ft. (158.7 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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