



• mcgowan homes •

3 Higher Fold, Stanycliffe Lane, Middleton



- Very Well Presented Two Bed Second Floor Apartment
  - Gas Central Heating / uPVC Double Glazed
  - Open Plan Lounge / Dining Area And Kitchen
  - En-Suite Shower Room To The Master Bed
    - Three-Piece Bathroom
  - Communal Resident Parking And Gardens

Asking Price £138,000

Situated in a private, gated development is this very well presented two bed second floor apartment with sky-light windows and lovely views over Boarshaw Clough. Briefly comprising of gas central heating, uPVC double glazed windows, open plan living, dining and kitchen areas, two bedrooms with the master having an en-suite shower room and there is also a separate three-piece bathroom. Externally are communal resident car parking and gardens. Located on Stanycliffe Lane in Middleton in a private, gated development with convenient access to local shops and amenities, ideal for access to Middleton town centre, transport links and the M60 motorway network. (There is a monthly management charge of £135 which covers building insurance, cleaning and maintenance of communal areas and gardens)

### **ENTRANCE**

Secure intercom entrance and staircase to the second floor.

### **HALL**

Entrance hallway with access to storage, laminated wooden flooring and radiator.

### **LOUNGE AND DINING AREAS**

7.30m x 3.26m (23'11" x 10'8")

Rear aspect with laminated wooden flooring, intercom telephone, T.V point, sky-lights window and radiator.



### **DINING AREA**

Dining area of the open plan living space with laminated wooden flooring and "Juliette" balcony overlooking Boarshaw Clough.



### **KITCHEN AREA**

3.08m x 2.35m (10'1" x 7'8")

Kitchen area with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with stainless steel extractor above, built in electric oven, space and plumbing for an automatic washing machine, spotlights and laminated wooden flooring.



### **BEDROOM 1**

4.41m x 3.12m (14'5" x 10'2")

Front aspect with T.V point, radiator, carpet flooring and sky-light window.



## EN-SUITE

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



## OUTSIDE

Externally are communal residents car parking and gardens.

## BEDROOM 2

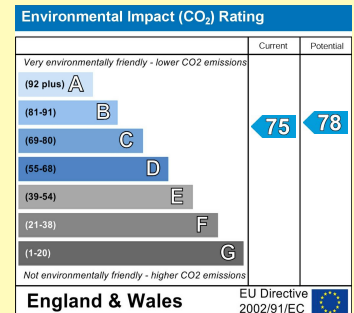
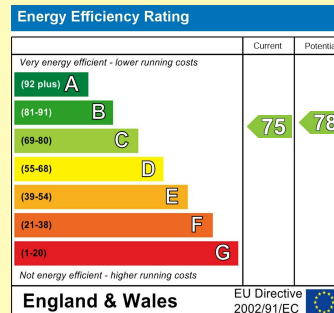
3.71m x 2.92m (12'2" x 9'6")

Rear aspect with carpet flooring, radiator and sky-light window.



## BATHROOM

Three-piece bathroom comprising of bath, sink, low-level W.C, part tiled walls and tiled flooring.



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  
677 sq.ft. (62.9 sq.m.) approx.



TWO BED TOP FLOOR APARTMENT

TOTAL FLOOR AREA: 677 sq.ft. (62.9 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.  
Made with Metropix ©2024

### THINKING OF SELLING?

To find out why more homeowners are moving with McGowan Homes & Property Services, contact us for a free market appraisal of your home. We pride ourselves on a professional, efficient and friendly service. Let US take the worry out of your move.

TELEPHONE  
**0161 655 4113**

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

43 Middleton Gardens, Middleton, Manchester M24 1AB

Telephone: 0161 655 4113

[www.mcgowanhomes.co.uk](http://www.mcgowanhomes.co.uk)

The above particulars are believed to be correct, but are not guaranteed, and form no part of any contract. No responsibility in respect of these particulars, which are supplied for guidance only and without liability, can be accepted by McGowan Home & Property Services, not by their clients, and any intending purchaser or lessee must satisfy himself by inspection or otherwise to the accuracy of all details contained therein. All property offered subject to availability. The Supply of Goods and Services Act 1982, does not apply to this brochure.