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1 Silk Mill Way, Middleton



- Very Well Presented FOUR Bed End Townhouse Constructed Over Three Storeys
 - Down-Stair W.C / Ground Floor Bedroom
 - Dining Kitchen And Conservatory
 - First Floor Lounge / Bedroom And Family Bathroom
 - Two 2nd Floor Bedrooms And En-Suite Shower Room
 - Block Paved Driveway / Feature Shingle Side Garden
 - Rear Paved Garden And Raised Paved Patio

Offers In Excess Of £275,000

Very well presented FOUR bed end townhouse constructed over three storeys. This super property briefly comprises of gas central heating, uPVC double glazed windows, hallway, down-stair W.C, dining kitchen, bedroom/extra reception room and a rear conservatory. The first floor affords the lounge, a three-piece bathroom and bedroom whilst the top storey houses two further bedrooms, the master benefiting from an en-suite shower room. Access to the loft space from the landing reveals a large boarded area with pitched roof affording a good deal of storage space. This delightful property affords a great deal of versatile space and has the added benefit of having all major appliances included such as washing machine, dryer, dishwasher and built in double freezers and fridge. Externally to the front is a block paved driveway with space for two vehicles to off road park. There is also gated access leading to the side feature shingle garden with raised beds and a paved south facing rear garden with a matching raised paved patio area. Conveniently positioned for Middleton town centre and its range of shops and facilities, a good selection of well performing schools, transport links and ideal for access to the M60 motorway network.

GROUND FLOOR

HALL

Entrance hall with laminated wooden flooring, radiator and staircase rising to the first floor.

W.C

Useful down-stair W.C with vanity wash-basin, tiled splashback and fitted cupboard below laminated wooden flooring and radiator.

BEDROOM 3

4.80m x 2.59m (15'8" x 8'5")

Front aspect with laminated wooden flooring, spotlights and radiator. Access to a tall fitted cupboard housing combi boiler and storage space.

DINING KITCHEN

4.86m x 3.15m (15'11" x 10'4")

Rear aspect with a range of wall and base units incorporating one and a half bowl resin sink, five ring gas hob with stainless steel extractor above, built in double electric oven, integrated fridge, two integrated freezers, space and plumbing for an automatic washing machine and dishwasher, tiled flooring and spotlights. Access to under-stair storage which accommodates space for tumble dryer and storage. Access to the conservatory.



CONSERVATORY

3.86m x 2.76m (12'7" x 9'0")

Rear aspect with laminated wooden flooring, radiator and double doors leading to the rear paved garden and patio.



FIRST FLOOR

LOUNGE

4.74m x 4.02m (15'6" x 13'2")

Front aspect with T.V point, carpet flooring and radiator.



BEDROOM 4

3.88m x 2.64m (12'8" x 8'7")

Rear aspect with carpet flooring and radiator.

BATHROOM

Three-piece bathroom comprising of bath with shower above, vanity wash-basin, low-level W.C, part tiled walls, laminated wooden flooring, fitted storage cupboard and radiator.

SECOND FLOOR

MASTER BEDROOM

4.73m x 4.38m (15'6" x 14'4")

Front aspect with ceiling fan, carpet flooring and radiator. Access to en-suite.



EN-SUITE

Three-piece en-suite shower room comprising of shower cubicle, vanity wash-basin, low-level W.C, laminated flooring and radiator.

BEDROOM 2

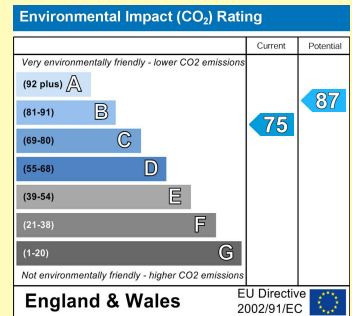
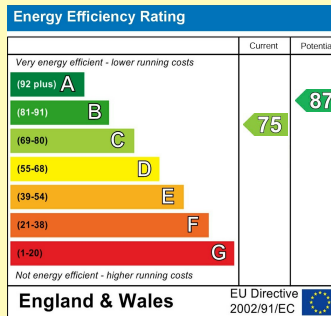
4.74m x 3.44m (15'6" x 11'3")

Rear aspect with ceiling fan, carpet flooring and radiator.



OUTSIDE

Externally to the front is a block paved driveway with space for two vehicles to off road park. There is also gated access leading to the side feature shingle garden with raised beds and a paved south facing rear garden with a matching raised paved patio area.

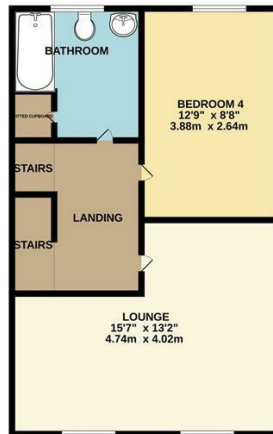


*PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only***

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



FOUR BED SEMI DETACHED

TOTAL FLOOR AREA: 1409 sq.ft. (130.9 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.

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