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101 Mill Fold Road, Middleton



- Fabulous Two Bed Mid Terraced With Period Features And Immaculately Presented
  - Gas Central Heated / uPVC Double Glazed Windows
  - Two Reception Rooms / Kitchen With Vaulted Ceiling And Sky-Light Windows
    - Down-Stair W.C / Three-Piece Shower Room
  - Walled And Paved Front Garden / Well Maintained Paved Rear Patio Garden

£197,500

Fabulous two bed mid terraced with period features and immaculately presented throughout. Briefly comprising of gas central heating, uPVC double glazed windows, spacious hall, two reception rooms, kitchen with a feature vaulted ceiling and a down-stair W.C. The first floor affords two good-sized bedrooms, a luxurious three-piece shower room and access from the landing to a very useful full height storage area with hanging space and fixed shelving. Externally to the front is a walled front garden and to the rear a well maintained paved patio garden. Conveniently situated for easy access to Middleton town centre and its range of shops and facilities, transport links and the M60 motorway network.

## **GROUND FLOOR**

### **HALL**

Spacious hallway with feature coving, laminated wooden flooring and radiator. Access to staircase leading to the first floor.

### **LOUNGE**

3.64m x 3.44m (11'11" x 11'3")

Front aspect with with living flame gas fire set within feature cast iron surround, feature coving and high skirting, picture rail, laminated wooden flooring, T.V point and radiator.



### **DINING ROOM**

4.60m x 4.88m (15'1" x 16'0")

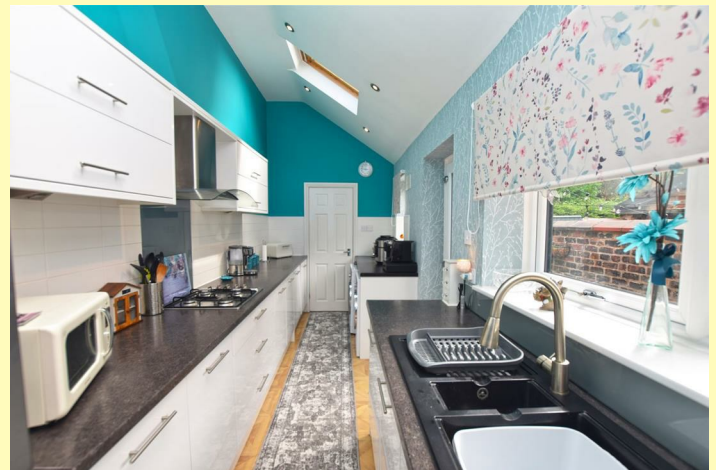
Rear aspect with electric fire set within feature fire surround, picture rail, skirting, laminated wooden flooring and radiator. Double doors lead out to the rear garden and access to the kitchen.



### **KITCHEN**

6.11m x 2.0m (20'0" x 6'6")

Stunning kitchen to the rear aspect with a vaulted ceiling housing two sky-light windows, a range of wall and base units incorporating one and a half bowl resin sink, built in double electric oven, gas hob with stainless steel extractor above, spotlights, part tiled walls and laminated wooden flooring. External access and access to W.C.



### **W.C**

Down-stair W.C comprising of vanity wash-basin with a tiled splashback, low-level W.C and useful base unit with cupboards below and wall mounted unit housing combi boiler.

## **FIRST FLOOR**

### **BEDROOM 1**

4.60m x 3.67m (15'1" x 12'0")

Front aspect with a feature cast iron ornamental fire surround, fitted wardrobes, fitted cupboards, wall mounted T.V point, laminated wooden flooring and radiator.





### BEDROOM 2

3.85m x 2.49m (12'7" x 8'2")

Rear aspect with feature cast iron ornamental fire surround, laminated wooden flooring and radiator.



### SHOWER ROOM

Contemporary styled three-piece shower room comprising of "walk in" shower cubicle with rain shower, large vanity wash-basin with fitted cupboards below, low-level W.C, tall heated towel rail, spotlights and tiled laminate flooring.



### LANDING

Spacious landing which has folding door access to a very useful storage area which accommodates double hanging space for clothing and fitted shelving.

### OUTSIDE

Externally to the front is a walled front garden and to the rear a well maintained paved patio garden.

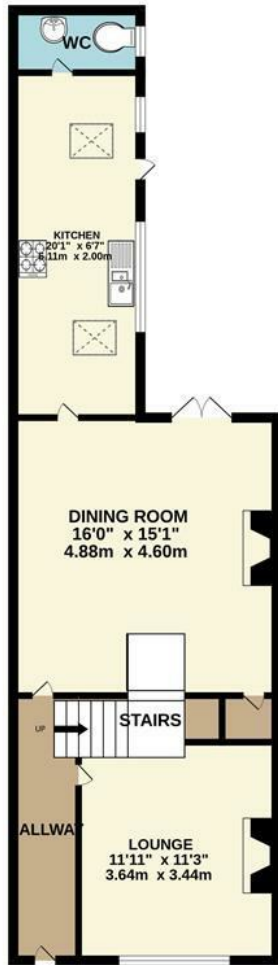


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	70	
(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  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



101 MILL FOLD ROAD

TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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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