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34 Schoolside Lane, Middleton



- Imposing FOUR Bed Detached House Set Over Three Storeys
- Lower Ground Floor Housing Large Games Room, Utility Room / W.C and Garage
- Spacious Lounge / Reception/Office / Dining Kitchen / Garden Room And W.C
 - Four Double Bedrooms (Two with En-Suites) / Four-Piece Bathroom
 - Block Paved Driveway / Feature Patios Covering The Perimeter
 - Established Lawned Gardens Bound By "Leylandi Conifer" Hedges

£795,000

Imposing FOUR bed detached house set over three storeys and bound by exceptionally large lawned gardens and patio areas. This stunning individual property is a must see to appreciate its many highlights. Briefly comprising of gas central heating, double glazed windows, large entrance hallway, down-stair W.C, very spacious lounge with a large feature inglenook fireplace, second reception room/office, family dining kitchen with bespoke custom made walnut worktops and breakfast bar and a fabulous garden room overlooking the spectacular lawned gardens. A fixed staircase leads to the lower ground floor which houses a games room and fully fitted out utility room, W.C and access to a double garage. The first floor accommodation has FOUR DOUBLE bedrooms the master and second bedrooms have en-suite shower rooms and there is also a very spacious FOUR-piece family bathroom. Externally to the front is a block-paved driveway with access to the garage and steps leading to the entrance which is bound by feature paving around the perimeter of the property and steps leading up to the established lawned gardens with mature trees and bound by "Leylandi Conifer" hedges. There is also a raised composite decked patio which adds extra ambience and versatility to this unique outdoor space. Conveniently situated close to local amenities, well regarded schools, transport links to Manchester city centre and within half a mile of the M60 motorway network.

GROUND FLOOR

HALLWAY

Spacious entrance hall with coved ceiling, laminated wooden flooring and radiator. Staircases leading to the lower ground and first floor.

W.C

Down-stair W.C with vanity wash-basin, low-level W.C, tall storage cupboards, coved ceiling, part tiled walls, radiator and laminated wooden flooring.

LOUNGE

6.83m x 5.60m (22'4" x 18'4")

Front aspect with a "walk in", Inglenook fireplace housing living flame gas fire, coved ceiling, T.V point, carpet flooring and two radiators. Double doors to the garden room.

RECEPTION / OFFICE

4.83m x 3.25m (15'10" x 10'7")

Front aspect with laminated wooden flooring, coved ceiling, tall radiator and standard radiator. Access to the dining kitchen.

DINING KITCHEN

5.82m x 4.84m (19'1" x 15'10")

Rear aspect with a range of wall and base units with custom made walnut work-surfaces, breakfast bar/central island with walnut surface incorporating base units, one and a half bowl resin sink, five ring gas hob with splashback and extractor above, built in double electric oven, built in wine-rack, integrated fridge, dishwasher and freezer, spotlights and tiled laminate flooring. Access to the garden room.



GARDEN ROOM

6.47m x 3.35m (21'2" x 10'11")

Rear aspect with vaulted ceiling housing three sky-light windows, laminated wooden flooring, ceiling fan, spotlights and radiator. Double doors affording fabulous views and access to the gardens.



LOWER GROUND FLOOR

GAMES ROOM

5.38m x 3.92m (17'7" x 12'10")

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

UTILITY ROOM

5.38m x 2.50m (17'7" x 8'2")

Fully fitted utility room incorporating a range of wall and base units, stainless steel sink, space and plumbing for an automatic washing machine and dryer, tiled laminate flooring and access to W.C with vanity wash-basin. Access to large double garage.

FIRST FLOOR

MASTER BEDROOM

4.99m x 4.83m (16'4" x 15'10")

Rear aspect with a range of fitted wardrobes and dresser, wall mounted T.V point, coved ceiling, two radiators and carpet flooring. Access to en-suite.



EN-SUITE

Three-piece en-suite comprising of shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, tiled laminate flooring and heated towel rail.

BEDROOM 2

4.82m x 4.16m (15'9" x 13'7")

Front aspect with a range of fitted wardrobes and dresser, T.V point, coved ceiling, two radiators and carpet flooring. Access to en-suite.

EN-SUITE

Three-piece en-suite comprising of shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, tiled laminate flooring and heated towel rail.



BEDROOM 3

4.10m x 3.07m (13'5" x 10'0")

Front aspect with fitted wardrobes, coved ceiling, carpet flooring and radiator.

BEDROOM 4

4.10m x 3.76m (13'5" x 12'4")

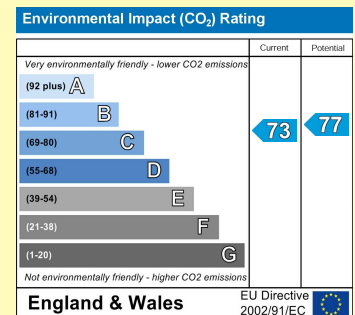
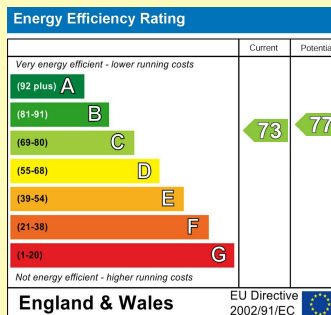
Rear aspect with fitted wardrobes, carpet flooring and radiator.

BATHROOM

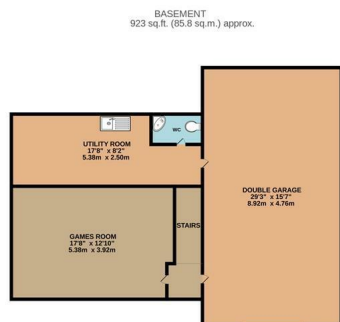
Four-piece family bathroom comprising of tiled panelled "jacuzzi" bath with shower over, shower cubicle, vanity wash-basin and low-level W.C, fully tiled walls, spotlights, heated towel rail and tiled laminate flooring.

OUTSIDE

Externally to the front is a block-paved driveway with access to the garage and steps leading to the entrance which is bound by feature paving around the perimeter of the property and steps leading up to the established lawned gardens with mature trees and bound by "Leylandi Conifer" hedges. There is also a raised composite decked patio which adds extra ambience and versatility to this unique outdoor space.



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**



FOUR BED DETACHED

TOTAL FLOOR AREA : 3162 sq.ft. (293.7 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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