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20 Arran Street, Moston



- Very Well Presented FOUR BED END TOWNHOUSE OVER THREE STOREYS
 - Lounge With Open Access To Dining Area And Kitchen / Utility Area
 - Three First Floor Bedrooms And Three-Piece Bathroom
 - Master Bedroom And En-Suite To The Second Floor
 - Tarmacadam Driveway Providing Off Road Parking
 - Enclosed Rear Lawned Garden With Patio Areas

£290,000

Very well presented FOUR bed end townhouse set over three storeys. This delightful property briefly comprises of gas central heating, uPVC double glazed windows, good-sized entrance hallway, lounge with open plan to the dining area and kitchen. There is also a very useful utility area accessed from the kitchen. The first floor affords three bedrooms and a three-piece bathroom with a fixed staircase to the second floor which houses the master bedroom and a three-piece en-suite shower room. Externally to the front is gated access to the tarmac driveway providing off road parking, paved access to the entrance and a feature shingle border. To the rear is a patio area and feature path extending down the garden and a lawned garden with raised borders housing a variety of plants and shrubs. There is also a further patio area at the foot. Situated in the Moston area of Manchester ideal for transport links to Manchester City Centre, also convenient for local shops, schools and facilities and in close proximity to the M60 motorway network.

GROUND FLOOR

ENTRANCE HALL

Hallway with laminated wooden flooring and staircase rising to the first floor.

LOUNGE

4.19m x 3.48m (13'8" x 11'5")

Front aspect with wall mounted T.V point, laminated wooden flooring and radiator. Open plan access to the dining area and kitchen.



DINING AREA

Rear aspect with laminated wooden flooring and radiator. Access to the kitchen and double doors leading out to the rear garden.



KITCHEN

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with stainless steel splash-back and stainless steel extractor above, built in electric oven, space and plumbing for dishwasher and fridge, tiled flooring. Access to a very useful utility area with space and plumbing for an automatic washing machine and storage space.



FIRST FLOOR

BEDROOM 2

4.74m x 2.11m (15'6" x 6'11")

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



BEDROOM 3

3.22m x 2.20m (10'6" x 7'2")

Front aspect with carpet flooring and radiator.



BEDROOM 4

2.44m x 2.08m (8'0" x 6'9")

Front aspect with carpet flooring and radiator.



EN-SUITE

Three-piece en-suite comprising of shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, skylight window, laminated wooden flooring and radiator.

OUTSIDE

Externally to the front is gated access to the tarmacadam driveway providing off road parking, paved access to the entrance and a feature shingle border. To the rear is a patio area and feature path extending down the garden and a lawned garden with raised borders housing a variety of plants and shrubs. There is also a further patio area at the foot.

BATHROOM

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



SECOND FLOOR

MASTER BEDROOM

6.08m x 3.51m (19'11" x 11'6")

Spacious master bedroom with carpet flooring, sky-light window and generous storage in the eaves. Access to en-suite.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			89
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



FOUR BED END TOWNHOUSE

TOTAL FLOOR AREA : 982 sq.ft. (91.3 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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