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4 Tarragon Drive, Middleton



- Immaculately Presented THREE Bed Semi Detached
  - Gas Central Heated / uPVC Double Glazed
  - Down-Stair W.C / Lounge And Dining Kitchen
- Two First Floor Bedrooms And A Three-Piece Family Bathroom
- Master Bedroom And En-Suite Shower Room To The 2nd Floor
- Tarmacadam Driveway / Lawned Gardens To The Front And Rear

£290,000

Immaculately presented THREE bed semi detached set over three storeys on the Taylor Wimpey development constructed circa 2022. This lovely family home briefly comprises of gas central heating, uPVC double glazed windows, entrance hall, down-stair W.C, lounge and dining kitchen to the ground floor. The first floor affords two bedrooms and a three-piece bathroom. A fixed staircase leads to the master bedroom with an en-suite shower room. Externally to the front is a lawned garden and tarmac driveway affording off road parking. Gated access down the side leads to an enclosed lawned garden with patio area. Conveniently situated for St Anne's Academy, local shops and amenities, transport links and ideal for access to the M60 motorway network.

## **GROUND FLOOR**

### **HALLWAY**

Hallway with radiator and staircase rising to the first floor

### **W.C**

Useful down-stair W.C with vanity wash-basin, vinyl tiled flooring and radiator.

### **LOUNGE**

4.24m x 3.46m (13'10" x 11'4")

Rear aspect with wall mounted T.V point, carpet flooring and radiator. Double doors providing access to the rear garden.



### **DINING KITCHEN**

5.24m x 4.24m (17'2" x 13'10")

Front aspect with a range of wall and base units incorporating stainless steel sink, space and plumbing for an automatic washing machine, tiled flooring and radiator.



## **FIRST FLOOR**

### **BEDROOM 2**

4.24m x 3.46m (13'10" x 11'4")

Rear aspect with carpet flooring and radiator.



### **BEDROOM 3**

3.27m x 2.18m (10'8" x 7'1")

Front aspect with carpet flooring and radiator.





### BATHROOM

Three-piece bathroom comprising of bath with shower above, vanity wash-basin, low-level W.C, fully tiled walls, radiator and vinyl flooring.



### SECOND FLOOR

#### MASTER BEDROOM

6.84m x 4.24m (22'5" x 13'10")

Front to rear aspect with carpet flooring and radiator. Access to en-suite.



### EN-SUITE

Three-piece en-suite comprising of shower cubicle, vanity wash-basin with fitted cupboard below, low-level W.C, tiled flooring and sky-light window.

### OUTSIDE

Externally to the front is a lawned garden and tarmac driveway affording off road parking. Gated access down the side leads to an enclosed lawned garden with patio area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	

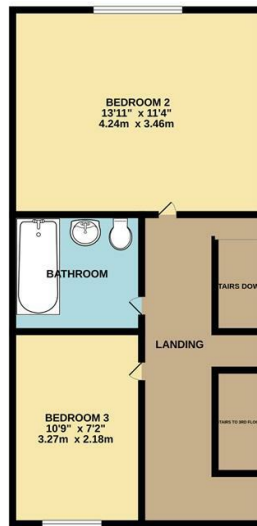
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & 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**

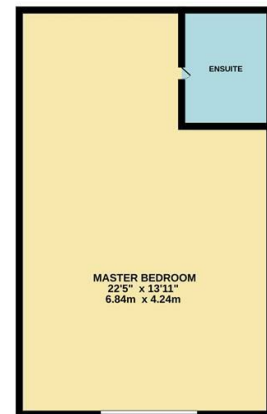
GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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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