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29 Acresfield Road, Middleton



- Recently Upgraded And Immaculately Presented Three Bed Extended Semi Detached
 - Down-Stair W.C / Dining Room
 - Extended Lounge And Kitchen
- Contemporary Three-Piece Bathroom / Paved Front Garden
- Large Feature Paved Patio And Enclosed Lawned Garden
 - Very Pleasant Semi Rural Views To The Rear

£265,000

IMMACULATELY PRESENTED - Recently upgraded THREE bed extended semi detached which includes new re-wire (December 2020), kitchen (September 2022), decor and carpets (2023-24). Briefly comprising of gas central heating, uPVC double glazed windows, down-stair W.C, dining room, extended lounge and kitchen. The first floor affords the three bedrooms and a contemporary designed three-piece bathroom with suspended ceiling and vibrant multicoloured lighting. Externally is a walled and gated entrance with access to the paved front garden and gated access down the side. To the rear is a large feature paved patio with steps down to the lawned garden with mature soil borders housing a variety of plants and shrubs and very pleasant semi-rural views. At the foot of the garden is a further patio (rented from RMBC for an annual rent of £95.00) and large garden shed with pitched roof with light and power. Situated in the well regarded Boarshaw area of Middleton with easy access to the town centre, transport links to Manchester and ideal for access to the M60 motorway network.

GROUND FLOOR

HALLWAY

Welcoming hallway with coved ceiling, radiator and wrought iron spindle staircase and stairs leading to the first floor.

W.C

Useful down-stair W.C, with vanity wash-basin with fitted cupboard below, low-level W.C, "Aquaboard" wall panelling, feature clad ceiling and spotlights.

DINING ROOM

3.33m x 3.18m (10'11" x 10'5")

Front aspect with bay window, coved ceiling, carpet flooring and radiator.



LOUNGE

5.82m x 3.32m (19'1" x 10'10")

Extended lounge to the rear aspect with feature panelled walls, coved ceiling, T.V point and carpet flooring. Bi-fold doors opening out to the rear garden.



KITCHEN

4.61m x 2.32m (15'1" x 7'7")

Extended kitchen to the rear aspect with a range of stylish wall and base units with "Butchers Block effect" work-surfaces incorporating sink unit, gas hob with stainless steel extractor above, built in double oven - one being electric and the other is an electric/microwave combi, washing machine and fridge freezer, feature panelled ceiling and radiator. External access.



FIRST FLOOR

BEDROOM 1

3.29m x 3.01m (10'9" x 9'10")

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



BEDROOM 2

3.50m x 3.01m (11'5" x 9'10")

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



BEDROOM 3

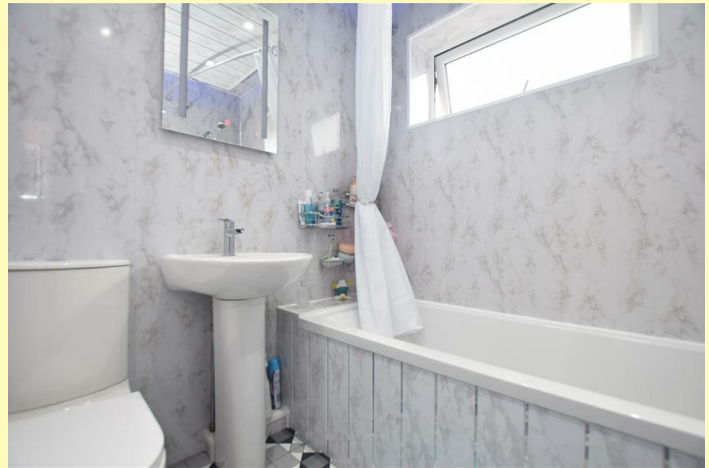
2.88m x 1.88m (9'5" x 6'2")

Rear aspect with coved ceiling, carpet flooring and radiator.



BATHROOM

Stylish three-piece bathroom suite comprising of panelled bath with shower off mixer taps, vanity wash-basin, low-level W.C, "Aquaboard" wall panelling, suspended ceiling displaying vibrant lighting and wall mounted radiator.



OUTSIDE

Externally is a walled and gated entrance with access to the paved front garden and gated access down the side. To the rear is a large feature paved patio with steps down to the lawned garden with mature soil borders housing a variety of plants and shrubs and very pleasant semi-rural views. At the foot of the garden is a further patio (rented from RMBC for an annual rent of £95.00) and large garden shed with pitched roof, light and power.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		

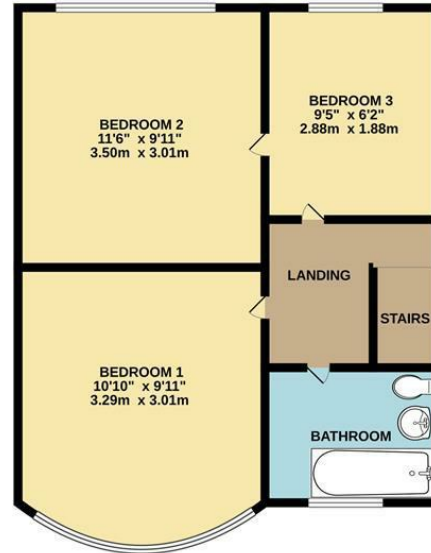
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 996 sq.ft. (92.5 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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