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6 Wellens Way, Middleton



- Spacious And Extended THREE / FOUR Bed Semi Detached
 - Gas Central Heated / uPVC Double Glazed Windows
 - Lounge / Dining Kitchen With Open Plan To Dining Area
- Separate Sitting Room With Access To Three-Piece Shower Room
 - Three First Floor Bedrooms And Shower Room
- Driveway And Lawned Gardens To The Front And Rear
 - Downstairs extension could be used as Bedroom 4

£279,995

Very spacious THREE / FOUR BED EXTENDED Semi Detached with attached partial garage (storage only), driveway and lawned gardens to the front and rear. This super property briefly comprises of gas central heating, uPVC double glazed windows, lounge and dining kitchen with open plan access to an extended dining area at the rear. From the kitchen there is a connecting sitting room which could be used as a fourth bedroom. Ladders to a ceiling cabin bed and a separate three-piece shower room. The first floor accommodates three bedrooms and a three-piece shower room. Externally to the front is a lawned garden and driveway providing off road parking and an attached partial garage with electric lighting (storage only). At the rear is a paved patio and an enclosed lawned garden. Conveniently positioned for access to Middleton town centre and its range of shops and facilities, transport links and within close proximity of the M60 motorway network and well regarded local schools and David Lloyd Health Club.

GROUND FLOOR

HALL

Hallway with laminated wooden flooring, feature panelled walls, radiator and staircase rising to the first floor.

LOUNGE

4.23m x 3.84m (13'10" x 12'7")

Front aspect with gas fire set within feature surround, laminated wooden flooring, T.V point and radiator.

DINING KITCHEN

2.88m x 2.78m (9'5" x 9'1")

Rear aspect with a range of wall and base units incorporating inset sink, breakfast bar, gas hob with extractor above, built in double electric oven, space and plumbing for an automatic washing machine, Vinyl Click flooring and radiator. Open plan access to dining area and a separate access to the extended sitting room.



DINING ROOM

2.88m x 2.78m (9'5" x 9'1")

Rear aspect with Vinyl Click flooring, spotlights, wall mounted T.V point and Bi Folding doors leading to the rear garden.

SITTING ROOM / BEDROOM 4

4.26m x 2.22m (13'11" x 7'3")

Rear aspect with Vinyl Click flooring, tall radiator, spotlights and ladders leading to a roof cabin bed.



SHOWER ROOM

Three-piece shower room comprising of shower cubicle, vanity wash-basin with fitted cupboard below, low-level W.C, Vinyl Click and spotlights.

FIRST FLOOR

BEDROOM 1

4.22m x 2.75m (13'10" x 9'0")

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



BEDROOM 2

2.98m x 2.83m (9'9" x 9'3")

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



BEDROOM 3

3.00m x 1.98m (9'10" x 6'5")

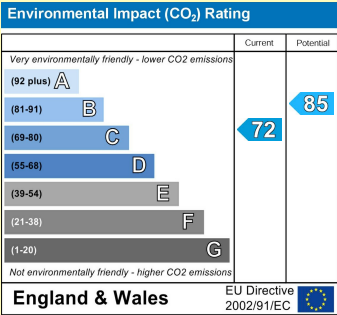
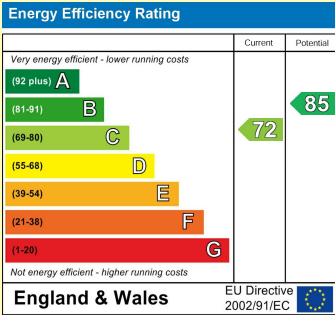
Front aspect with carpet flooring and radiator.

SHOWER ROOM

Three-piece shower room comprising of shower cubicle, vanity wash-basin with fitted cupboard below, low-level W.C, laminated wooden flooring, spotlights and radiator.

OUTSIDE

Externally to the front is a lawned garden and driveway providing off road parking and an attached garage. At the rear is a paved patio and an enclosed lawned garden.



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
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



THREE BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA: 954 sq.ft. (88.7 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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