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190 Heywood Old Road, Middleton



- Stunning Three Bed Semi Detached With Large Rear Double Extension
- Bay Fronted Lounge / Dining Room / Extended Dining Kitchen And Utility
- Two Large First Floor Bedrooms With En-Suite Facilities And Good-Sized Third Bedroom
 - Three-Piece Family Bathroom / Blocked Paved Driveway And Lawned Front Garden
- Full Width Rear Decked Patio Leading To Mature Lawned Garden With Farmland Views
 - In Immaculate Order Throughout - NO CHAIN

£375,000

NO CHAIN - Stunning three bed semi detached with a large two storey rear extension and open farmland views. This beautifully presented property is in immaculate "walk in" condition and viewing is strongly recommended. Briefly comprising of gas central heating, uPVC double glazed windows, enclosed porch, bay fronted lounge with french doors to the dining room, extended dining kitchen and utility room. The first floor affords two double bedrooms both with en-suite facilities, a large single third bedroom and a separate three-piece family bathroom. There is also a loft ladder to the boarded out loft space with sky-light window. Externally to the front is a lawned garden, a block paved driveway affording off road parking and a hedged border. Gated access down the side leads to a full width decked patio opening out to the generously proportioned lawned garden with raised soil borders and mature hedges. Located in a prime sought after location overlooking open farmland with far reaching views, ideal for access to local shops and facilities, transport links and the M60 motorway network.

GROUND FLOOR

PORCH

Spacious entrance porch with stone tiled flooring. Access to

HALLWAY

Large welcoming hallway with solid oak flooring, spotlights, radiator, coved ceiling, staircase rising to the first floor and under-stair storage.

LOUNGE

3.67m x 3.64m (12'0" x 11'11")

Front aspect with bay window, coved ceiling, picture rail, electric fire set within feature surround, solid oak flooring and radiator.



DINING ROOM

3.91m x 3.84m (12'9" x 12'7")

Rear aspect with cast-iron fireplace set within feature fire surround, spotlights, fixed shelving and radiator. Open plan to...



DINING KITCHEN

5.48m x 3.20m (17'11" x 10'5")

Rear aspect with a range of wall and base units with "butchers block" work-surfaces and matching breakfast bar incorporating "ATAG" induction hob, inset one and a half bowl resin sink, built in double electric oven, integrated fridge/freezer, tiled flooring, spotlights and access to utility. French doors lead out to the rear garden.



UTILITY ROOM

Side aspect with a range of wall and base units incorporating wall and base units, space for automatic washing machine and dryer and tiled flooring.

FIRST FLOOR

MASTER BEDROOM

5.44m x 3.60m (17'10" x 11'9")

Front aspect with fitted wardrobes, fitted cupboard and fixed shelving, cast iron fire surround, coved ceiling, laminated wooden flooring, spotlights and radiator. Access to en-suite shower room.



EN-SUITE

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

BEDROOM 2

4.40m x 3.87m (14'5" x 12'8")

Rear aspect with laminated wooden flooring, spotlights and radiator.



EN-SUITE WET ROOM

Three-piece en-suite wet room comprising of shower, vanity wash basin with fitted cupboard below, heated towel rail, spotlights, fully tiled walls and flooring.



BEDROOM 3

3.66m x 2.24m (12'0" x 7'4")

Front aspect with fixed shelving, laminated wooden flooring and radiator.

BATHROOM

Three-piece family bathroom comprising of corner bath, vanity wash-basin, low-level W.C, part tiled walls, tiled flooring, spot-lights and heated towel rail.

OUTSIDE

Externally to the front is a lawned garden, a block paved driveway affording off road parking and a hedged border. Gated access down the side leads to a full width decked patio opening out to the generously proportioned lawned garden with raised soil borders and mature hedges.

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		
	68	79
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		
	68	79
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
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



THREE BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA : 1410 sq.ft. (131.0 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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