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21 Norway Maple Avenue, Blackley



- Very Well Presented THREE Bed Semi Detached
- Gas Central Heating / uPVC Double Glazed Windows
  - Lounge / Dining Kitchen / Down-Stair W.C
- Three Piece Bathroom And En-Suite To Master Bed
- Tarmacadam Driveway / Lawned Gardens To The Front And Rear

£275,000

Very well presented THREE bed semi detached with driveway and lawned gardens to the front and rear. Constructed in 2015 by the well regarded builders Taylor Wimpey, briefly comprising of gas central heating, uPVC double glazed windows, lounge, dining kitchen and W.C to the ground floor. The first floor affords three bedrooms, the master with an en-suite shower room and a separate three-piece bathroom. Externally to the front is a lawned garden bound by wrought iron gates and a tarmacadam driveway providing off road parking. Gated access down the side leads to a delightful paved and shingle patio and enclosed lawned garden with soil borders. Situated in the Blackley area of Manchester close to Boggort Hole Clough country park, ideal for walks and leisure. Also convenient for access to local shops, schools and facilities, transport links to the City centre and a short drive to the M60 motorway network.

## **GROUND FLOOR**

### **VESTIBULE**

Vestibule entrance with carpet flooring and staircase rising to the first floor.

### **LOUNGE**

4.34m x 3.71m (14'2" x 12'2")

Front aspect with laminated wooden flooring, T.V point and radiator.



### **KITCHEN**

4.72m x 4.19m (15'5" x 13'8")

Rear aspect with a range of high gloss wall and base units incorporating one and a half bowl sink unit, electric hob with extractor above, built in electric oven, space and plumbing for an automatic washing machine, integrated fridge/freezer, integrated dishwasher, spotlights, laminated flooring and radiator. Access to W.C, storage and double doors to the rear garden.



### **W.C**

Useful down-stair W.C comprising of vanity wash-basin, low-level W.C, laminate flooring and radiator.

### **DINING AREA OF KITCHEN**



## **FIRST FLOOR**

### **BEDROOM 1**

3.75m x 3.49m (12'3" x 11'5")

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





EN-SUITE

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

BEDROOM 2

3.30m x 2.65m (10'9" x 8'8")

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



BEDROOM 3

3.38m x 2.02m (11'1" x 6'7")

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

BATHROOM

Three-piece bathroom comprising of panelled bath shower above, vanity wash-basin, low-level W.C, part tiled walls, laminate flooring and heated towel rail.



OUTSIDE

Externally to the front is a lawned garden bound by wrought iron gates and a tarmacadam driveway providing off road parking. Gated access down the side leads to a delightful paved and shingle patio and enclosed lawned garden with soil borders.



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

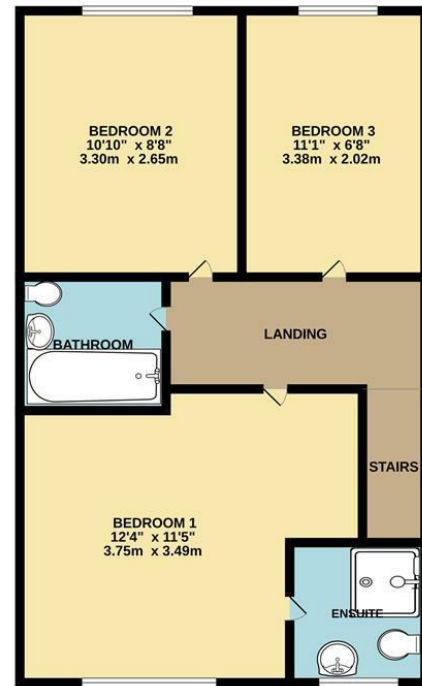
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		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  
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 945 sq.ft. (87.8 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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