



48 Parsons Drive, Middleton



- Exceptionally Well Presented And Extended Three Bed Semi Detached
 - Gas Central Heating / uPVC Double Glazed Windows
- Bay Fronted Lounge / Dining Kitchen / Sitting Room And Down-Stair Shower Room
 - Three-Piece Bathroom / Block Paved Driveway
 - Lawned Gardens To The Front And Rear

Asking Price £305,000

Exceptionally well presented three bed semi detached with a ground floor extension and a very large rear conservatory affording spacious family accommodation. Briefly comprising of gas central heating, uPVC double glazed windows, bay fronted lounge, dining kitchen leading to a sitting room and shower room in the extension. In addition there is a full width rear conservatory opening out to the rear garden. The first floor affords three bedrooms and a three-piece bathroom. Externally to the front is a lawned garden and a block paved driveway affording off road parking. At the rear is a walled patio area with steps up to the enclosed lawned garden. Situated in a sought after position overlooking a central green and affording convenient access to local shops, schools and amenities and ideal for access to Middleton town centre, transport links and the M60 motorway network.

GROUND FLOOR

HALLWAY

Entrance hallway with tiled flooring, radiator and staircase rising to the first floor.

LOUNGE

4.27m x 3.53m (14'0" x 11'6")

Front aspect with bay window, living flame gas fire set within feature surround, wooden flooring and radiator.



DINING KITCHEN

5.43m x 2.40m (17'9" x 7'10")

Modern dining kitchen to the rear aspect with a range of wall and base units incorporating one and a half bowl sink, space for range cooker with extractor above, space for fridge freezer, space and plumbing for an automatic washing machine, spotlights, tiled flooring and radiator. Open plan to sitting room and conservatory.



SITTING ROOM

3.25m x 2.63m (10'7" x 8'7")

Snug area continuing open plan from the kitchen with tiled flooring and spotlights.



SHOWER ROOM

Three-piece down-stair shower room comprising of shower cubicle, vanity wash-basin, low-level W.C, tiled flooring and radiator.



CONSERVATORY

10.59m x 2.72m (34'8" x 8'11")

Full width conservatory to the rear aspect with two radiators, tiled flooring and spotlights. External access.



OUTSIDE

Externally to the front is a lawned garden and a block paved driveway affording off road parking. At the rear is a walled patio area with steps up to the enclosed lawned garden.

FIRST FLOOR

BEDROOM 1

4.0m x 3.24m (13'1" x 10'7")

Front aspect with bay window, wooden flooring and radiator.



BEDROOM 2

2.96m x 2.72m (9'8" x 8'11")

Rear aspect with laminate wooden flooring and radiator.

BEDROOM 3

2.56m x 2.35m (8'4" x 7'8")

Rear aspect with wooden flooring and radiator.

BATHROOM

Three-piece bathroom suite comprising of stand alone "claw foot" bath, vanity wash-basin, low-level W.C, tiled flooring, part tiled walls and heated towel rail.

Energy Efficiency Rating	
	Current
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

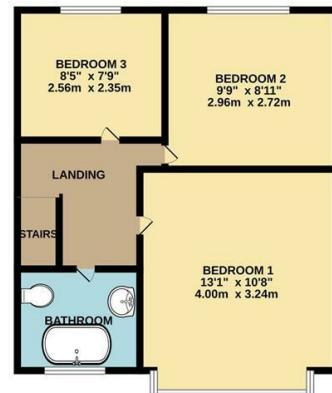
Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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
734 sq.ft. (68.2 sq.m.) approx.



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



THREE BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA : 1084 sq.ft. (100.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan, the measurements of doors, windows, rooms and any other items are approximate and no guarantee is given 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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