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21 Brassey Street, Middleton



- THREE Bed Semi Detached With An Immaculate Contemporary Interior
 - Gas Central Heated / uPVC Double Glazed
 - Lounge With Open Plan To Dining Kitchen
 - Modern Three-Piece Bathroom Suite
 - Slate Tiered Front Garden / Timber Garden Shed
- Large Rear Paved Patio And Enclosed Lanwed Garden

Offers In Excess Of £219,995

THREE bed semi detached with an immaculate contemporary interior, slate tiered front garden and large patio and rear lawned garden. Viewing of this exceptionally well maintained property is strongly recommended. Briefly comprising of gas central heating, uPVC double glazed windows, vestibule entrance, lounge area with open plan to the dining kitchen and French doors to the rear garden. The first floor accommodates three bedrooms and a three-piece modern bathroom suite. Externally to the front are steps to the entrance and a tiered slate garden with gated access down the side which is decked and houses a large wooden shed. At the rear is a large paved patio with borders which leads on to the enclosed lawned garden with an array of mature plants and shrubs. Situated in a pleasant position with convenient access to local shops, schools and transport links. Middleton town centre and the M60 motorway are just a short drive away.

GROUND FLOOR

VESTIBULE

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

LOUNGE

4.78m x 4.54m (15'8" x 14'10")

Front aspect with a log burning stove with a feature slate and stainless steel back, contemporary ceramic tiling, spotlights and radiator. Open plan to the dining kitchen.



DINING KITCHEN

4.78m x 2.56m (15'8" x 8'4")

Rear aspect with a range of wall and base units and breakfast bar incorporating one and a half bowl ceramic sink, five ring gas hob with stainless steel extractor above, built in electric oven, space and plumbing for an automatic washing machine, integrated fridge/freezer, ceramic tiled flooring, spotlights and radiator. French doors lead to the rear garden.



FIRST FLOOR

BEDROOM 1

3.46m x 3.07m (11'4" x 10'0")

Front aspect with fitted wardrobes, spotlights, carpet flooring and radiator.



BEDROOM 2

3.33m x 2.96m (10'11" x 9'8")

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



BEDROOM 3

1.95m x 1.66m (6'4" x 5'5")

Front aspect with spotlights, carpet flooring and radiator.

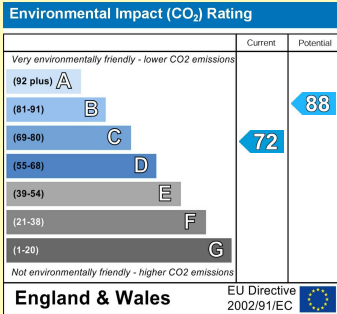
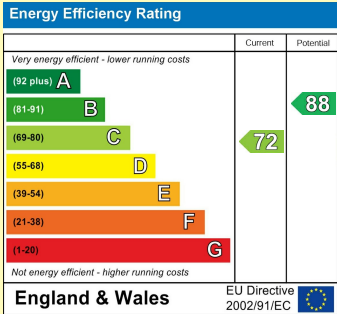
BATHROOM

Three-piece modern bathroom suite comprising of "P" shaped bath with rain shower above and shower off mixer taps, vanity wash-basin with fitted cupboards below and attached low-level W.C, fully tiled walls, vinyl tiled flooring, spotlights and heated towel rail.



OUTSIDE

Externally to the front are steps to the entrance and a tiered slate garden with gated access down the side which is decked and houses a large wooden shed. At the rear is a large paved patio with borders which leads on to the enclosed lawned garden with an array of mature plants and shrubs.

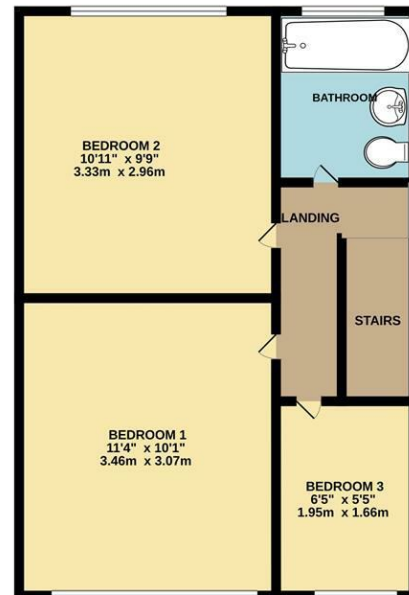


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 733 sq.ft. (68.1 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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