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## 2 Botanical Close, Middleton



- Stylish & Spacious Three-Storey Semi Family Home with Stunning Garden & Master Suite
- South-Facing, Private, Two-Tier Rear Garden With Porcelain Patio And Artificial Lawn
  - Spacious Lounge, High-Spec Kitchen-Diner, And Ground Floor W.C.
  - Two First-Floor Double Bedrooms And A Premium Three-Piece Family Bathroom
- Full-Floor Master Suite With Vaulted Ceilings, En-Suite, And Dual-Aspect Windows
  - Large Driveway (2–3 Vehicles), Paved Entrance, And Lawned Front Garden

£310,000

This immaculately presented three-bedroom semi-detached home was built in 2020 by Taylor Wimpey and originally finished to an exceptional standard, with a range of high-quality upgrades and bespoke additions beyond the standard specification. Set over three spacious storeys and located in the sought-after East Hollinsfield development, the property blends modern living with countryside charm — offering luxurious interiors, peaceful surroundings, and outstanding family-friendly outdoor space.

Positioned on a private, shared-access driveway, the home benefits from a large open green to the front and sits well back from the road — creating a safe, tranquil setting ideal for children.

Just a short walk away are Hopwood Woods, a deer sanctuary, a wildlife pond, and a network of scenic countryside walks surrounded by farms, stables, horses, sheep, and cows — perfect for nature lovers and dog owners alike.

Conveniently located for local amenities, well-regarded schools, and excellent transport links, the property is within easy reach of Middleton, Heywood, and Oldham town centres — and just a 30-minute commute to Manchester city centre.

## **GROUND FLOOR**

### **HALL**

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

### **DINING KITCHEN**

5.24m x 3.21m (17'2" x 10'6")

A beautifully appointed premium-finish kitchen and dining area, featuring a striking mirrored feature wall and clever built-in under-stairs storage.

Fitted with high-end wall and base units, the kitchen includes a full range of integrated appliances: oven, hob, extractor, fridge/freezer, dishwasher, and washing machine.

A sleek 1.5 bowl stainless steel sink and luxury tiled flooring complete the finish.

Lighting is thoughtfully designed, with suspended feature lighting over the dining space, spotlights, and under-unit lighting throughout — creating both ambience and practicality.



### **W.C**

Useful ground floor, low level W.C with vanity wash-basin, tiled flooring and radiator.

### **LOUNGE**

4.27m x 3.66m (14'0" x 12'0")

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

spot-lights and radiator. Double doors leading out to the rear patio and garden.



## **FIRST FLOOR**

### **BEDROOM 2**

4.29m x 3.51m (14'0" x 11'6")

Spacious double bedroom featuring fitted wardrobes, carpet flooring, radiator, and a large floor-to-ceiling storage cupboard with doors.



### **BEDROOM 3**

3.30m x 2.20m (10'9" x 7'2")

Front aspect with carpet flooring and radiator.





FAMILY BATHROOM

A stylish, premium three-piece bathroom suite, comprising a bath with rain-effect shower and mixer tap, vanity basin, and low-level W.C. Beautifully finished with tiled flooring, full-height tiling in the bath/shower area, a tall heated towel rail, and a large, wall-integrated vanity mirror — permanently installed flush to the wall for a sleek, modern aesthetic.

SECOND FLOOR

MASTER BEDROOM

6.93m x 4.26 (22'8" x 13'11")

An impressive full-floor master suite featuring double-height ceilings, dual-aspect natural light, and a feeling of space and luxury throughout. The room includes fitted wardrobes, a dressing unit, built-in eaves storage, a skylight window, and full-size double windows — flooding the space with light and offering an elevated, airy atmosphere ideal for rest and relaxation.

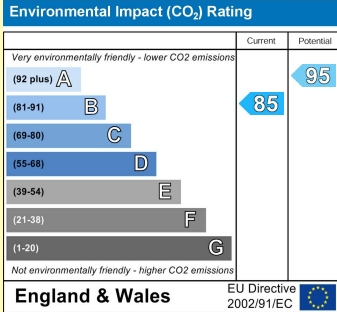
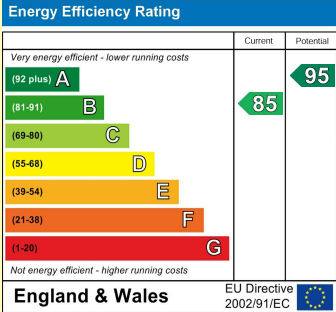


EN-SUITE

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

OUTSIDE

To the front is a paved entrance, a lawned garden, and a generously sized driveway that comfortably accommodates two large or three small vehicles. The property is set well back from the main road on a private, shared-access driveway, offering a quiet, family-friendly setting that's both safe for children and shielded from passing traffic. It also enjoys a pleasant open outlook over communal green space, further enhancing the home's privacy, sense of space, and outdoor lifestyle appeal. To the rear, the tiered garden has been thoughtfully landscaped with a porcelain-paved patio, modern glass balustrade, and feature steps leading down to a high-spec artificial lawn — ideal for entertaining, outdoor dining, or children and pets to enjoy. The garden is south-facing and enjoys all-day sun throughout the year, making it a true sun trap. Private, with minimal overlooking from neighbouring houses, providing a peaceful space to relax in comfort and seclusion.



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**



#### THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 1147 sq.ft. (106.5 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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