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163 Hunt Lane, Chadderton



- Newly Built And Individually Designed FOUR Bed Detached Over Three Storeys
  - High Tech Interior With Quality fixtures And Fittings Throughout
- Very Spacious Lounge / Open Plan Family Dining Kitchen / Utility And Down-Stair W.C.
  - Three, First Floor Double Bedrooms All With En-Suite Shower Rooms
  - Lower Ground Floor Bedroom, Shower Room And Large Double Garage
    - Block Paved Driveway And Enclosed Lawned Garden

£699,000

Newly built and individually designed FOUR DOUBLE bed detached set over three storeys. This bespoke property is the last remaining home constructed in a small development of six elite dwellings, which on completion, will be an exclusive gated community. This premium residence features fixtures and fittings of the highest quality such as a newly installed kitchen with granite surfaces, luxurious bathrooms, high ceilings with large windows creating a bright interior and the latest "Control 4" smart home automation system technology which controls the various electronic devices such as lighting, audio, video, climate and security. The main accommodation is accessed via the ground floor and comprises of a welcoming hallway, very spacious lounge with double doors to an open plan family dining kitchen with central island and breakfast bar. In addition there is a useful utility room and down-stair W.C. A staircase to the lower ground floor leads to bedroom four, a three-piece shower room and a large double garage. The first floor comprises of the master bedroom with dressing room and a three-piece en-suite bathroom. There are also two further double bedrooms, both with en-suite shower rooms. Externally is a large block paved driveway affording space for several vehicles to off road park and a large double garage. Gated access down both sides reveals matching block paving and an enclosed lawned garden. Located in a highly sought after area with convenient access to highly regarded schools, local amenities, public transport, and major motorway links.

## GROUND FLOOR

### HALLWAY

Bright hallway with luxury vinyl flooring and radiator. Staircases to upper and lower floors.

### W.C

Ground floor W.C with vanity wash-basin and fitted cupboard below, low-level W.C, part tiled walls, laminate flooring, spotlights and heated towel rail.

### LOUNGE

6.64m x 5.92m (21'9" x 19'5")

Front aspect with carpet flooring, three radiators and spotlights. Double doors to the family dining kitchen.



## FAMILY DINING KITCHEN

Rear aspect with a newly fitted "Bauformat" German kitchen incorporating "Neff" appliances and a range of wall and base units with inset sink and granite surfaces. A feature central island with hob and a large ceiling extractor above, fixed matching breakfast bar with granite surfaces, built in double electric oven, integrated tall fridge, integrated tall freezer, integrated dishwasher, fixed shelving, two radiators, luxury vinyl flooring and spotlights. Sliding patio doors lead out to the rear garden. Access to the utility room.

## UTILITY ROOM

1.94m x 1.52m (6'4" x 4'11")

Rear aspect with a range of wall and base units incorporating stainless steel sink, wall mounted boiler, plumbing for washing machine, laminate flooring and radiator.

## LOWER GROUND FLOOR

### BEDROOM 4

7.32m x 3.75m (24'0" x 12'3")

Very spacious lower ground bedroom with carpet flooring, spotlights and two radiators.



## SHOWER ROOM

Three-piece suite comprising of "walk in" shower cubicle with rain shower, vanity wash-basin with fitted cupboard below, low level W.C, spotlights, fully tiled walls, tiled flooring and tall heated towel rail.

## FIRST FLOOR

### MASTER BEDROOM

6.63m x 3.82m (21'9" x 12'6")

Front aspect with two radiators, carpet flooring and radiator. Open plan to dressing room and en-suite.



### EN-SUITE BATHROOM

Side aspect with "P" shaped bath with shower above and shower off mixer taps, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, tiled flooring, spotlights and heated towel rail.

### BEDROOM 2

4.69m x 3.86m (15'4" x 12'7")

Rear aspect with carpet flooring and radiator.

### EN-SUITE

Three-piece en-suite comprising of "walk in" shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, tiled flooring and heated towel rail.



### BEDROOM 3

3.887m x 3.52m (12'9" x 11'6")

Rear/side aspect with carpet flooring and radiator. Access to en-suite.



### EN-SUITE

Three-piece en-suite comprising of "walk in" shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, tiled flooring and heated towel rail.

### OUTSIDE

Externally is a large block paved driveway affording space for several vehicles to off road park and a large double garage. Gated access down both sides reveals matching block paving and an enclosed lawned garden.



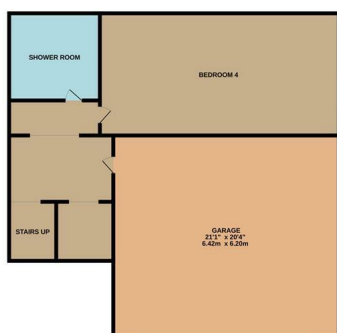
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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**



LOWER GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



#### FOUR BED DETACHED

TOTAL FLOOR AREA: 3000 sq.ft. (278.7 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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