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6 Silver Birch Road, Blackley



- Delightful THREE Bed End Terraced
- Gas Central Heated / uPVC Double Glazed
 - Down-Stair W.C / Modern Fitted Kitchen
 - Spacious Rear Lounge With French Doors
- Three-Piece Bathroom / Driveway With Off Road Parking
- Electric Car Charging Point / Rear Lawned Garden And Patio

£260,000

Delightful THREE bed end terraced constructed circa 2015 by the well regarded builders Taylor Wimpey. This immaculately presented property briefly comprises of gas central heating, uPVC double glazed windows, spacious lounge with French doors to the rear garden, kitchen and a useful down-stair W.C. The first floor affords three bedrooms and a three-piece bathroom. Externally to the front is a shingle bed area bound by wrought iron rails and step to the entrance. To the side is a tarmacadam driveway with space to off road park, an electric car charging point and gated access leading to an enclosed lawned garden with patio area. Conveniently situated for local shops and facilities, direct transport links to Manchester City Centre and close to the M60 motorway network.

GROUND FLOOR

HALL

Hallway with laminated wooden flooring, radiator and staircase rising to the first floor.

W.C

Useful down-stair W.C with vanity wash-basin, vinyl flooring, plantation window shutters and radiator.

KITCHEN

3.36m x 2.21m (11'0" x 6'6", 68'10")

Front aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, induction hob with extractor above, built in electric oven, space and plumbing for an automatic washing machine and dishwasher, tile laminate flooring, part tiled walls and plantation window shutters.



LOUNGE

4.52m x 4.39m (14'9" x 14'4")

Spacious lounge to the rear aspect with T.V point, laminated wooden flooring, large under-stair storage, radiator and French doors with plantation window shutters leading out to the rear garden.



FIRST FLOOR

BEDROOM 1

4.15m x 2.44m (13'7" x 8'0")

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



BEDROOM 2

3.64m x 2.42m (11'11" x 7'11")

Front aspect with carpet flooring, radiator and plantation window shutters.



BEDROOM 3

2.77m x 1.88m (9'1" x 6'2")

Rear aspect with carpet flooring, radiator and plantation window shutters.



BATHROOM

Three-piece bathroom comprising of bath with shower above, vanity wash-basin, low-level W.C, vinyl flooring, radiator and plantation window shutters.



OUTSIDE

Externally to the front is a shingle bed area bound by wrought iron rails and step to the entrance. To the side is a tarmacadam driveway with space to off road park, an electric car charging point and gated access leading to an enclosed lawned garden with patio area.



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	
	79	84

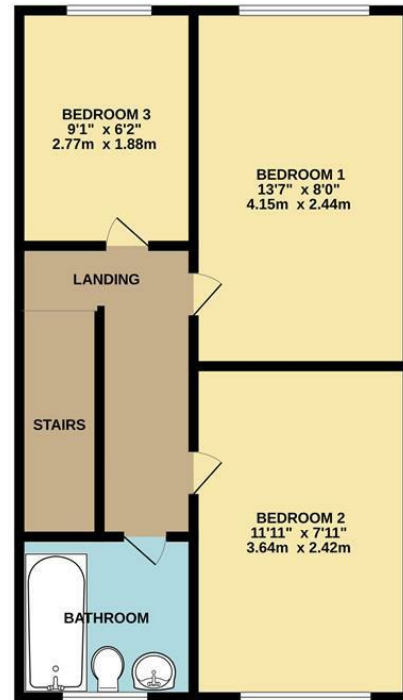
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	
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PLEASE 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
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



THREE BED END TOWNHOUSE

TOTAL FLOOR AREA: 807 sq.ft. (75.0 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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