



• mcgowan homes •

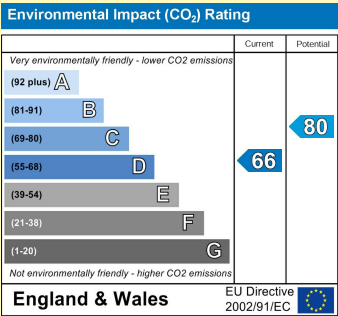
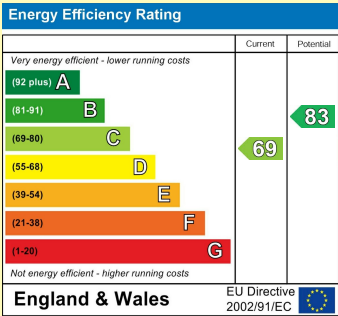
40 Stanycliffe Lane, Manchester



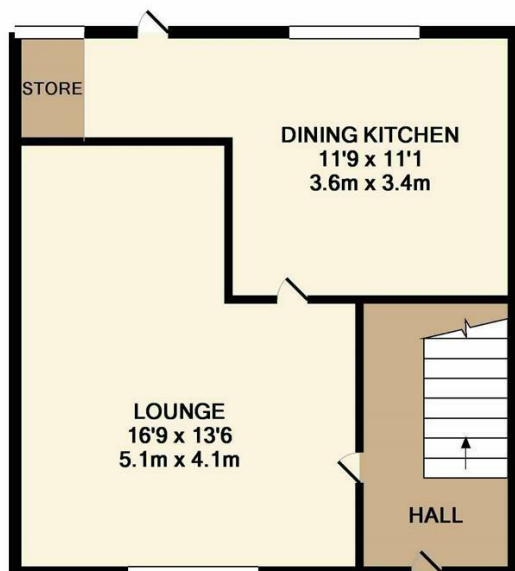
Offers In Excess Of £200,000

For Sale

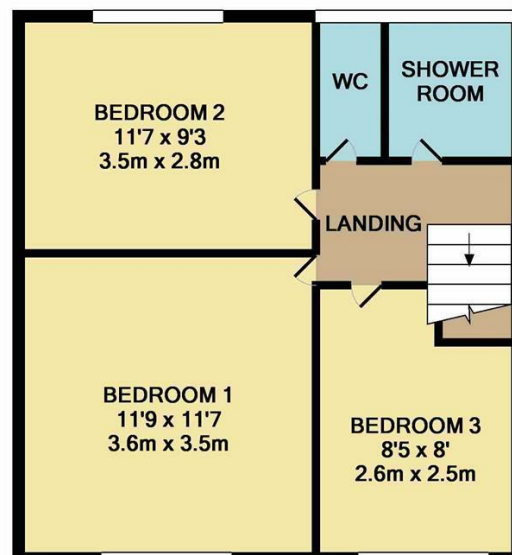
McGowan Homes are delighted to offer for sale this delightful presented three bed semi detached property. The property is wonderfully presented and is offered chain free. The accommodation briefly comprises:- Entrance Hallway, lounge, Dining Kitchen, Three Bedrooms and a bathroom. Ideally positioned for access to local schools and amenities. Also convenient for access to Middleton Town Centre with its range of shops and facilities. Viewing of this outstanding property is strongly recommended. No Chain.



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  
APPROX. FLOOR  
AREA 411 SQ.FT.  
(38.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)

40 STANYCLIFFE LANE  
TOTAL APPROX. FLOOR AREA 824 SQ.FT. (76.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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#### THINKING OF SELLING?

To find out why more homeowners are moving with McGowan Homes & Property Services, contact us for a free market appraisal of your home. We pride ourselves on a professional, efficient and friendly service. Let US take the worry out of your move.

TELEPHONE  
**0161 655 4113**

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

43 Middleton Gardens, Middleton, Manchester M24 1AB

Telephone: 0161 655 4113

[www.mcgowanhomes.co.uk](http://www.mcgowanhomes.co.uk)

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