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334A Windermere Road, Middleton



- Well Presented Three Bed Detached
- Gas Central Heated / uPVC Double Glazed
- Down-Stair W.C / Lounge And Dining Kitchen
- En-Suite To Master Bedroom And Three-Piece Family Bathroom
- Gated Front Garden / Tarmacadam Driveway
- Enclosed Rear Lawned Garden And Patio Area

£275,000

**NO CHAIN** - Well presented three bed detached constructed by Lovell Homes circa 2011. Briefly comprising of gas central heating, uPVC double glazed windows, hallway, down-stair W.C, bay fronted lounge and dining kitchen to the rear. The first floor affords the three bedrooms, the master with an en-suite shower room and a separate three-piece family bathroom. Externally to the front is a gated and paved front garden leading to the entrance. There is also a tarmac driveway providing useful off road parking. To the rear is a paved patio area and enclosed lawned garden. All services/appliances have not and will not be tested". Situated in the Langley area of Middleton with easy access to local shops, schools and facilities. Also convenient for access to Middleton town centre, transport links and the M60 motorway network.

## **GROUND FLOOR**

### **HALLWAY**

Hallway with tile laminate flooring, radiator and staircase rising to the first floor.

### **W.C**

Down-stair W.C with vanity wash-basin, tile laminate flooring.

### **LOUNGE**

5.16m x 3.60m (16'11" x 11'9")

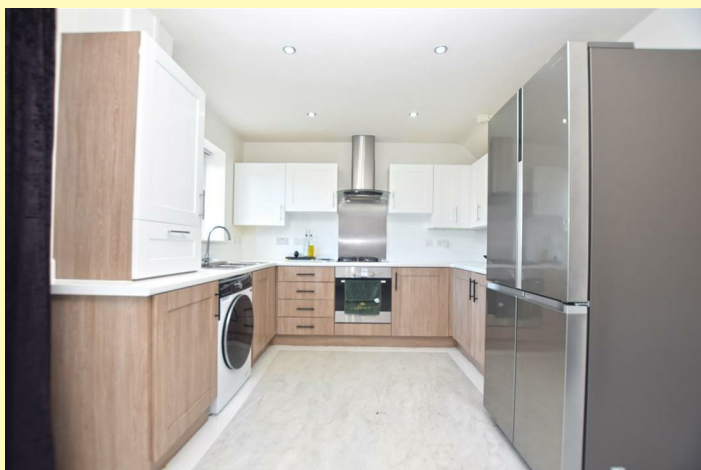
Front aspect with bay window, inset gas fire, wall mounted T.V point, tile laminate flooring, under-stair storage and two radiators. Access to dining kitchen.



### **DINING KITCHEN**

4.79m x 3.07m (15'8" x 10'0")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with stainless steel extractor above, built in electric oven, space and plumbing for an automatic washing machine, tile laminate flooring, space for dining table and chairs, radiator and spotlights. Double doors lead to the rear garden.



## **FIRST FLOOR**

### **MASTER BEDROOM**

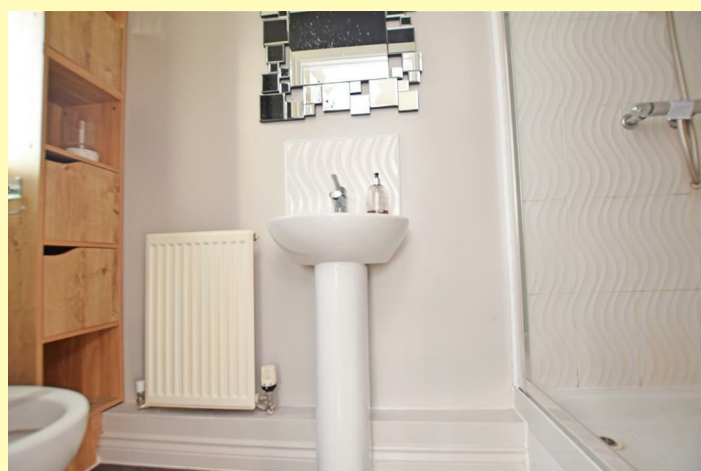
3.47m x 2.61m (11'4" x 8'6")

Front aspect with laminated wooden flooring and radiator.



### **EN-SUITE**

Three-piece en-suite comprising of shower cubicle, vanity wash-basin, low-level W.C, laminate flooring and radiator.



### **BEDROOM 2**

3.01m x 2.72m (9'10" x 8'11")

Rear aspect with laminate flooring and radiator.





**BEDROOM 3**  
 3.11m x 2.09m (10'2" x 6'10")  
 Front aspect with laminate flooring and radiator.



**BATHROOM**  
 Three-piece bathroom comprising of bath with shower off mixer taps, vanity wash-basin with cupboard below, low-level W.C, part tiled walls, laminate flooring and radiator.



**OUTSIDE**  
 Externally to the front is a gated and paved front garden leading to the entrance. There is also a tarmacadam driveway providing useful off road parking. To the rear is a paved patio area and enclosed lawned garden.

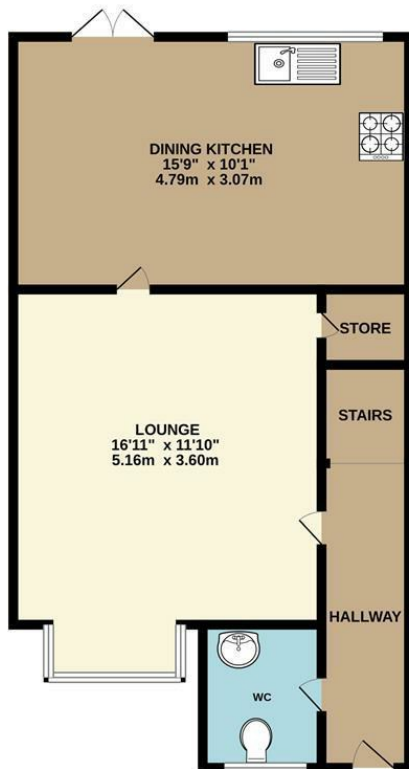


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

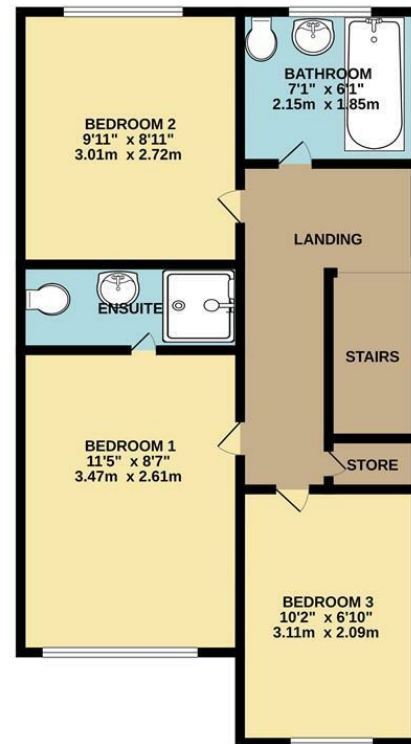
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	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**

GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 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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