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17 Coldstream Avenue, Blackley



- EXTENDED Three Bed Semi Detached - NO CHAIN
 - Gas Central Heated / Double Glazed
- Two Reception Rooms / Kitchen / Utility And Sun-Room
- Three-Piece Shower Room / Block Paved Front Garden
- Driveway / Detached Garage / Rear Paved And Shingle Garden

Offers In Excess Of £250,000

EXTENDED THREE Bed semi detached with block paved front garden, driveway, detached garage and enclosed shingle and paved rear garden. In need of modernisation and upgrading presenting an excellent opportunity to create a fabulous family home. Available with NO CHAIN.

Briefly comprising of gas central heating, double glazed windows, enclosed porch, hallway, two reception rooms, kitchen, utility and rear sun room. The first floor affords three bedrooms and a three-piece shower room. Externally to the front is a walled and block paved front garden and a driveway extending down the side affording generous off road parking. To the rear is a detached garage and an enclosed shingle and paved garden. Ideally positioned for access to local shops, schools and facilities, direct transport links to the City Centre and convenient for the M60 motorway network.

GROUND FLOOR

PORCH

Enclosed porch leading to...

HALLWAY

Good-sized hallway with coved ceiling, under-stair storage and staircase rising to the first floor.

LOUNGE

4.42m x 3.61m (14'6" x 11'10")

Bay fronted lounge with feature fireplace, picture rail, coved ceiling and radiator.



DINING ROOM

4.71m x 3.61m (15'5" x 11'10")

Rear aspect with feature fire surround, picture rails, coved ceiling and radiator. Double doors to sun-lounge.



KITCHEN

3.20m x 2.40m (10'5" x 7'10")

Side aspect with a range of wall and base units, cooker point, access to pantry, tiled flooring and external access. Access to utility.



UTILITY

2.89m x 2.15m (9'5" x 7'0")

Rear aspect with base unit and stainless steel sink, tiled flooring and external access.

SUN ROOM

2.83m x 2.15m (9'3" x 7'0")

Rear aspect with tiled flooring.

FIRST FLOOR

BEDROOM 1

4.95m x 3.61m (16'2" x 11'10")

Front aspect with picture rail, laminated wooden flooring and radiator.



BEDROOM 2

4.19m x 3.61m (13'8" x 11'10")

Rear aspect with laminated wooden flooring and radiator.



BEDROOM 3

2.50m x 2.39m (8'2" x 7'10")

Front aspect with radiator.



SHOWER ROOM

Three-piece shower room comprising of shower, sink, low-level W.C, fitted cupboard and radiator.

OUTSIDE

Externally to the front is a walled and block paved front garden and a driveway extending down the side affording generous off road parking. To the rear is a detached garage and an enclosed shingle and paved garden.

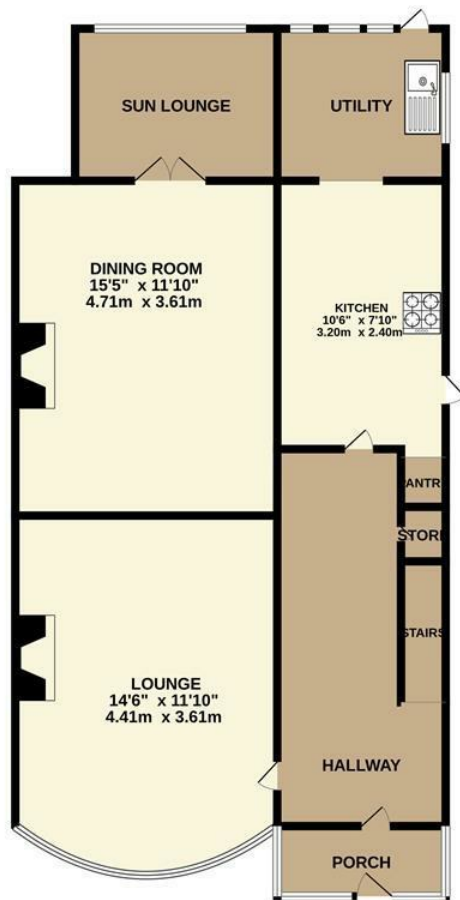


| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | 72 |

| 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 | 72 |

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
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA : 1393 sq.ft. (129.4 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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