



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.



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.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	72
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ 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
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 is made to ensure accuracy of these floor plans, the 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.
Made with Metropix ©2025

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

The above particulars are believed to be correct, but are not guaranteed, and form no part of any contract. No responsibility in respect of these particulars, which are supplied for guidance only and without liability, can be accepted by McGowan Home & Property Services, not by their clients, and any intending purchaser or lessee must satisfy himself by inspection or otherwise to the accuracy of all details contained therein. All property offered subject to availability. The Supply of Goods and Services Act 1982, does not apply to this brochure.