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28 Blencathra Close, Middleton



- Outstanding FOUR Bed Detached In Immaculate Order Throughout
- Lounge / Family Dining Kitchen/ Utility Room And Down-Stair W.C
- Large Hipped Back Orangery With Bi-Folding Doors To Rear Garden
 - En-Suite To Two Bedrooms / Four Piece Family Bathroom
 - Integral Garage / Tarmacadam Driveway / Lawned Front Garden
- Rear Tiled Patio / "Astroturf" Lawned Garden And Raised Decked Patio

Offers In Excess Of £460,000

Outstanding FOUR Bed Detached constructed by the well regarded builders "Wain Homes" circa 2020. This immaculately presented family home has been further enhanced by the addition of a "hipped back Orangery" opening out to a fabulous patio area and "Astroturf" lawned garden and steps to a raised glass balustrade decked balcony. Briefly comprising of gas central heating, uPVC double glazed windows, down-stair W.C, bay fronted lounge, family dining kitchen, separate utility room and a large orangery with bi-folding doors to the rear garden. The first floor affords a master bedroom with en-suite, 2nd bedroom with en-suite, two further good-sized bedrooms and a four-piece family bathroom. Externally to the front is a tarmac driveway leading to the integral garage with up and over door and a lawned garden with feature tiled and stone edging. Gated access down the side leads to a full width tiled patio, "Astroturf" lawned garden with steps up to the raised decked patio with wood panelling and glass balustrade. Situated in the Hollins area of Middleton with easy access to local shops schools and facilities, also convenient for transport links and the M60 motorway network.

GROUND FLOOR

HALLWAY

Entrance hall with "Quartz" tiled flooring, feature panelled walls, under-stair storage, radiator and staircase rising to the first floor.

W.C

Down stair low-level W.C, corner sink unit, "Quartz" tiled flooring and radiator.

LOUNGE

5.70m x 3.27m (18'8" x 10'8")

Front aspect with large bay window, T.V point, carpet flooring and radiator.



FAMILY DINING KITCHEN

6.67m x 3.42m (21'10" x 11'2")

Luxury family dining kitchen with a range of wall and base units with matching breakfast bar and cupboards below, "Quartz" work-surfaces incorporating inset one and a half bowl stainless steel sink, built in double electric oven, gas

hob with stainless steel extractor above, "Quartz" tiled flooring, integrated fridge/freezer, integrated dishwasher and radiator. Access to utility and double doors to the orangery.



UTILITY

3.12m x 1.60m (10'2" x 5'2")

Wall and base units incorporating stainless steel sink, space and plumbing for washing machine and dryer, "Quartz" tiled flooring and radiator. External access.

ORANGERY

6.13m x 3.95m (20'1" x 12'11")

Rear aspect with media wall incorporating electric fire, T.V point, vaulted glass ceiling, under-floor heating, "Quartz" tiled flooring and spotlights. Bi folding doors lead out to the rear garden.



FIRST FLOOR

MASTER BEDROOM

4.62m x 4.07m (15'1" x 13'4")

Front aspect with wood panelled headboard, wall mounted T.V point, carpet flooring and radiator.



EN-SUITE

En-suite comprising of shower cubicle, vanity wash-basin, low-level W.C, tiled flooring, part tiled walls and tall heated towel rail.

BEDROOM 2

3.67m x 3.42m (12'0" x 11'2")

Front aspect with part wood panelled walls, T.V point, carpet flooring and radiator.



EN-SUITE

Three-piece en-suite comprising of shower cubicle, vanity wash-basin, low-level W.C, part tiled walls, tiled walls and heated towel rail.

BEDROOM 3

3.45m x 2.78m (11'3" x 9'1")

Rear aspect with part panelled walls, carpet flooring and radiator.

BEDROOM 4

3.41m x 2.88m (11'2" x 9'5")

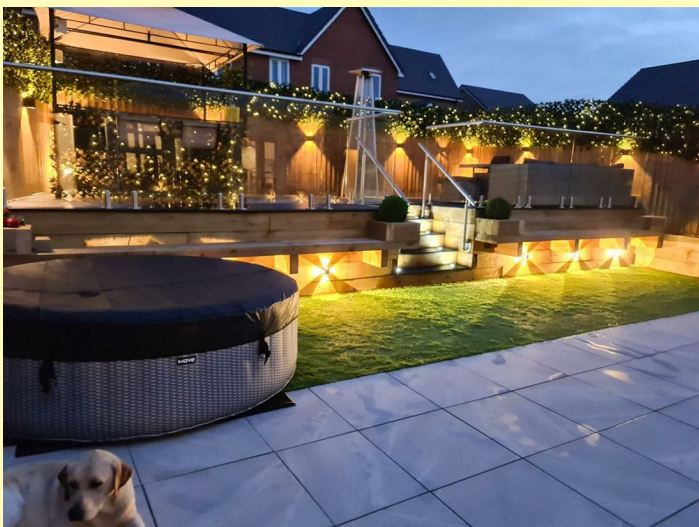
Rear aspect with carpet flooring and radiator.

BATHROOM

Four-piece bathroom suite comprising of bath, separate shower cubicle, vanity wash-basin, low-level W.C, tall heated towel rail and part tiled walls.

OUTSIDE

Externally to the front is a tarmacadam driveway leading to the integral garage with up and over door and a lawned garden with feature tiled and stone edging. Gated access down the side leads to a full width tiled patio, "Astrourf" lawned garden with steps up to the raised decked patio with wood panelling and glass balustrade.

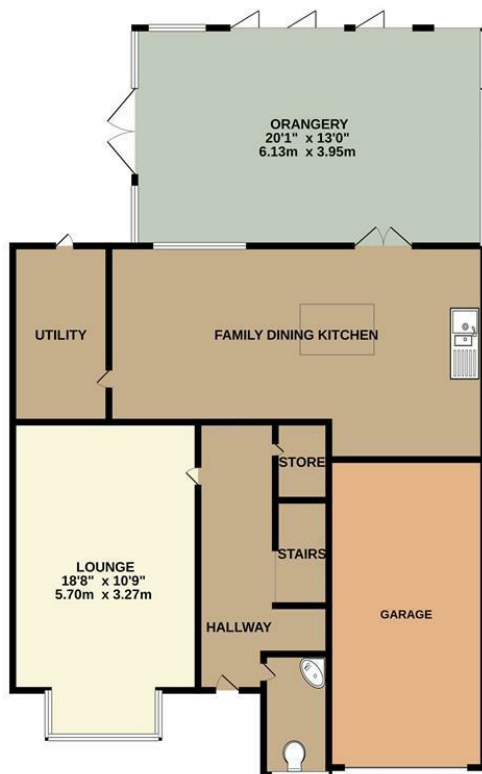


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93
(81-91) B	84	
(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	

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
1028 sq.ft. (95.5 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



FOUR BED DETACHED

TOTAL FLOOR AREA : 1780 sq.ft. (165.4 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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