mcgowan homes

174 Glenwood Drive, Middleton

- Exceptional Extended Three Bed Semi Detached With Large Rear Conservatory
- Gas Central Heated / uPVC Double Glazed
- Lounge, Kitchen, Utility Room And Down-Stair W.C
- Large Rear Conservatory With Glass Vaulted Ceiling
- Second Spacious Entrance With Cloak Area
- Large Paved Driveway / Enclosed Rear Patio Garden

Offers In Excess Of £260,000

Superb extended three bed semi detached with large rear conservatory, second entrance with cloak area, down-stair W.C and utility room. Presented to an excellent standard throughout. Briefly comprising of gas central heating, uPVC double glazed windows, entrance porch, lounge, kitchen and a spacious conservatory with a feature vaulted glass ceiling to the rear. A secondary entrance leads to a spacious cloak area, useful down-stair W.C and utility room. The first floor affords the three bedrooms and a three-piece shower room. Externally to the front is a large gated paved driveway providing off road parking and an enclosed paved rear garden with fixed timber shed. Situated in a highly regarded position with easy access to Middleton town centre and its range of shops and facilities, also convenient for transport links and the M60 motorway network.

GROUND FLOOR

PORCH
Enclosed entrance porch with feature tiled flooring. Access to ....

HALL
Entrance hall with access to staircase rising to the first floor, radiator, feature tiled flooring and access to the lounge.

LOUNGE
4.26m x 3.37m (13'11" x 11'0")
Front aspect with feature tiled flooring, wall mounted T.V point and radiator. Access to...

KITCHEN
4.37m x 2.83m (14'4" x 9'3")
Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, halogen hob with extractor above, built in double electric oven, integrated dishwasher, integrated fridge freezer, tall radiator, feature tiled flooring and open plan access to the conservatory. Access to Utility.

CONSERVATORY
4.10m x 3.89m (13'5" x 12'9")
Superb rear conservatory with a glass vaulted ceiling, feature tiled flooring, spotlights and tall radiator. Access to the rear garden.

SECOND ENTRANCE
Front aspect leading to...

CLOAK AREA
2.87m x 2.03m (9'4" x 6'7")
Spacious cloak area with wall units, feature tiled flooring and radiator. Access to utility.

UTILITY
3.47m x 1.96m (11'4" x 6'5")
Rear aspect with wall and base units incorporating space and plumbing for an automatic washing machine and dryer, feature tiled flooring and external access and access to kitchen.

FIRST FLOOR

BEDROOM 1
3.96m x 2.47m (12'11" x 8'1")
Front aspect with fitted wardrobes, wall mounted T.V point, carpet flooring, spotlights and radiator.

BEDROOM 2

2.62m x 2.45m (8'7" x 8'0")

Rear aspect with fitted wardrobes, carpet flooring, spotlights and radiator.

OUTSIDE

Externally to the front is a large gated paved driveway providing off road parking and an enclosed paved rear garden with fixed timber shed.

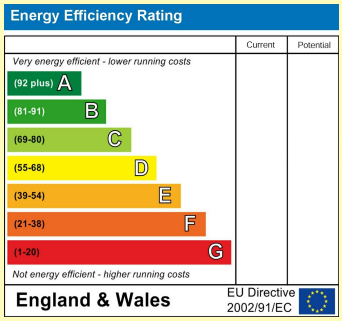
BEDROOM 3

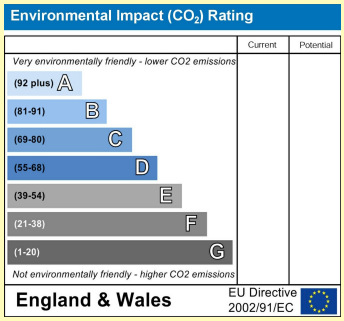
3.06m x 1.78m (10'0" x 5'10")

Front aspect with carpet flooring, spotlights and radiator.

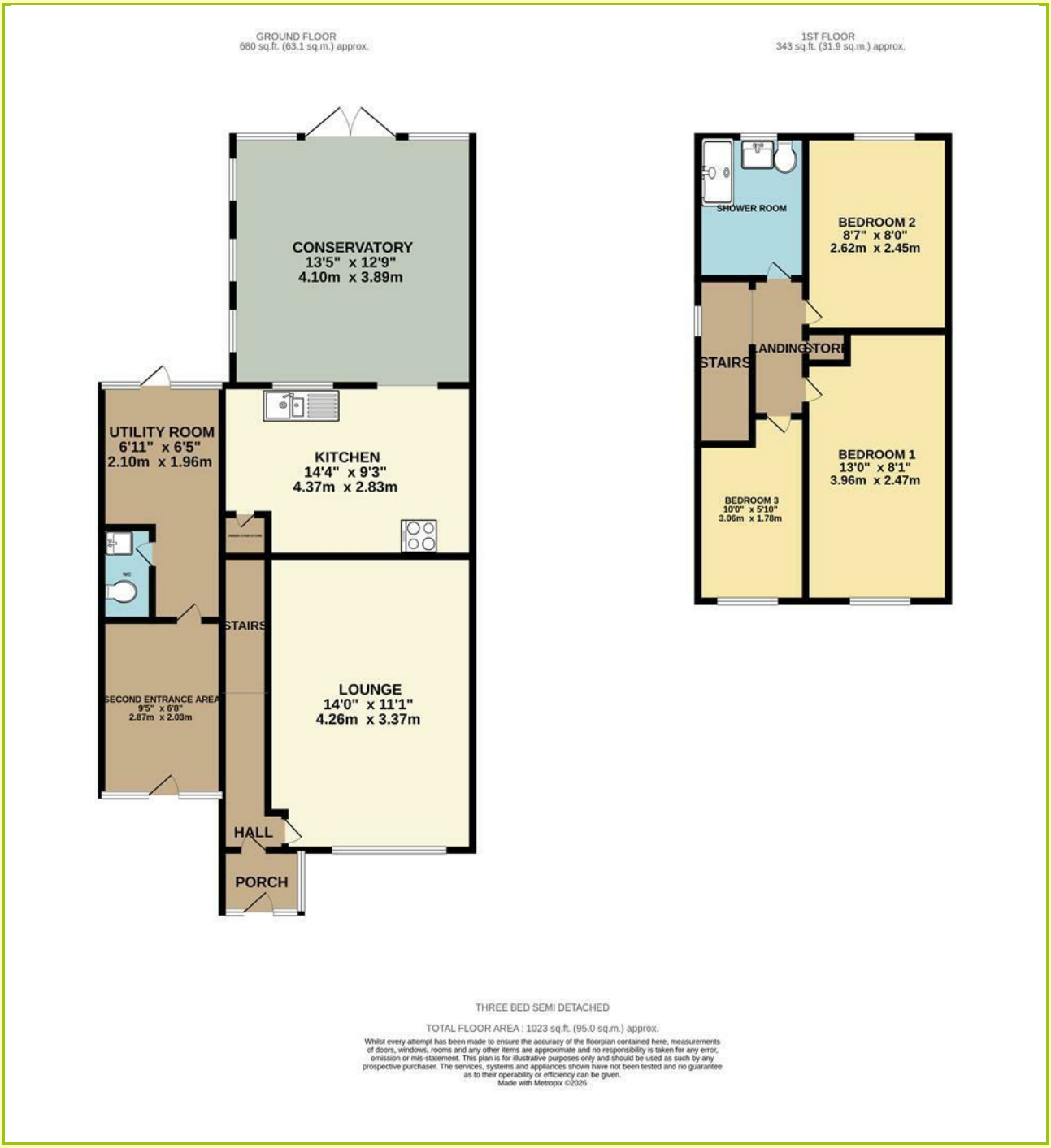
SHOWER ROOM

Three-piece shower room comprising of "walk in" shower cubicle, vanity washbasin with fitted cupboard below, low-level W.C, "aqua panelled" walls, tiled flooring and heated towel rail.





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**



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