



• mcgowan homes •

105 Green Street, Middleton



- Very Well Presented Two Bed Mid Terraced
- Gas Central Heated / uPVC Double Glazed Windows
 - Lounge / Dining Room / Kitchen
- Three-Piece Bathroom / Block Paved Front Garden
- Enclosed Decked And Paved Rear Patio Garden
 - Delightful First Home

£195,000

Delightfully presented two bedroom terraced with two reception rooms, spacious kitchen and a decked and paved rear patio garden. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, dining room and kitchen. The first floor affords two good-sized bedrooms and a three-piece bathroom.

Externally to the front is a block paved garden and to the rear a large enclosed patio garden with decked and paved areas. Situated in a popular position with easy access to Middleton town centre and its range of shops and facilities, transport links and ideal for access to the M60 motorway network.

GROUND FLOOR

VESTIBULE

Vestibule entrance with oak veneer flooring and radiator.

LOUNGE

4.6m x 4.3m (15'1" x 14'1")

Bay fronted lounge to the front aspect with gas fire set within feature surround, oak veneer flooring, T.V point, coved ceiling and radiator.



DINING ROOM

4.3m x 4.0m (14'1" x 13'1")

Rear aspect with laminated wooden floor covering, under-stair storage cupboard, T.V point and radiator.



KITCHEN

3.9m x 2.2m (12'9" x 7'2")

Rear aspect with a range of wall and base units incorporating resin sink, gas hob with stainless steel extractor above, built in electric oven, wall mounted combi boiler, space and plumbing for an automatic washing machine, laminated wooden floor covering and external access.



FIRST FLOOR

BEDROOM 1

4.3m x 3.7m (14'1" x 12'1")

Front aspect with T.V point, laminated wooden floor covering and radiator.



BEDROOM 2

4.0m x 2.2m (13'1" x 7'2")

Rear aspect with wall mounted T.V point, carpet flooring, fitted cupboard and radiator.



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		
	49	76
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	49	76
England & Wales	EU Directive 2002/91/EC	

BATHROOM

Three-piece bathroom comprising of bath with electric shower above, vanity wash-basin, low-level W.C, part tiled walls, laminated flooring and heated towel rail.



OUTSIDE

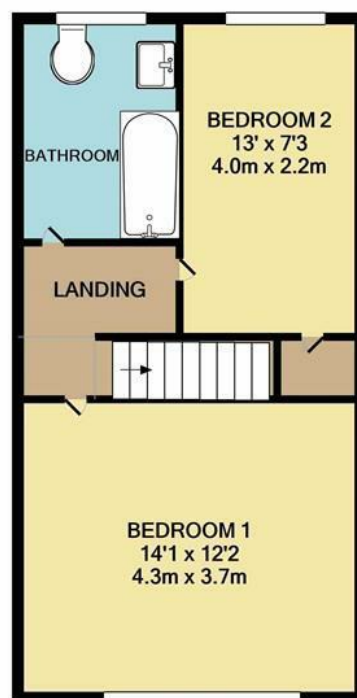
Externally to the front is a block paved driveway providing useful off road parking and to the rear a large enclosed patio garden with decked and paved areas.



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
APPROX. FLOOR
AREA 490 SQ.FT.
(45.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)

105 GREEN STREET
TOTAL APPROX. FLOOR AREA 881 SQ.FT. (81.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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