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15 Jubilee Terrace, Middleton



- Exceptionally Well Presented THREE Bed Semi Detached
 - Gas Central Heated / uPVC Double Glazed Windows
 - Modern Lounge / Fabulous High Quality Dining Kitchen
 - Three-Piece Wet Room
- Lawned Front Garden / Rear Lawned Garden And Patio
- Driveway Providing Off Road Parking For Two Vehicles

Offers In Excess Of £235,000

Exceptionally well presented THREE bed semi detached with driveway providing off road parking and gardens to the front and rear. Internally upgraded with a high specification dining kitchen, floor coverings and decor this super property must be viewed to fully appreciate. Briefly comprising of gas central heating, uPVC double glazed windows, lounge and dining kitchen to the ground floor. The first floor affords three bedrooms and a three-piece wet room. Externally to the front is a walled and gated entrance, lawned front garden with borders and a driveway providing off road parking for two vehicles. Gated access down the side leads to the enclosed "Astroturf" lawned garden with borders and patio area. Conveniently positioned for access to Middleton town centre and its range of shops and facilities and ideal for transport links and the M60 motorway network.

GROUND FLOOR

HALLWAY

Hallway with laminated wooden flooring, radiator, under-stair storage and staircase rising to the first floor.

LOUNGE

4.06m x 3.54m (13'3" x 11'7")

Front aspect with electric log burning stove set within feature surround, carpet flooring, T.V point and radiator.

DINING KITCHEN

6.02m x 3.34m (19'9" x 10'11")

Very spacious dining kitchen with a range of quality wall and base units with "Quartz" work-surfaces, central island with cupboards below, integrated wine cooler, matching "Quartz" worktop, stylish ceramic pot sink, five ring gas hob with stainless steel extractor above, built in double "Hot Point" oven, integrated dishwasher, washing machine and fridge freezer. There is also a wall mounted T.V point, space for a two seater sofa, laminated wooden flooring, spotlights and suspended pendant lighting. Double doors lead to the rear garden.



FIRST FLOOR

BEDROOM 1

4.20m x 3.52m (13'9" x 11'6")

Front aspect with carpet flooring, rear and side windows and radiator.



BEDROOM 2

3.64m x 2.76m (11'11" x 9'0")

Rear aspect with T.V point, carpet flooring and radiator.



BEDROOM 3

2.44m x 1.95m (8'0" x 6'4")

Front aspect with fitted cupboard, carpet flooring and radiator.



WET ROOM

Three-piece wet room comprising of shower, vanity wash-basin, low-level W.C, fully tiled walls and heated towel rail.



OUTSIDE

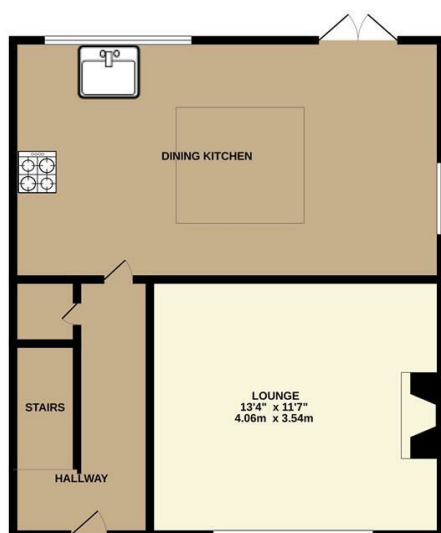
PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

Externally to the front is a walled and lawned garden with a driveway to the side affording off road parking for two vehicles.. Gated access down the side leads to a large patio area and enclosed "Astroturf" lawned garden. There is also a good deal of external storage ideal for garden tools etc.

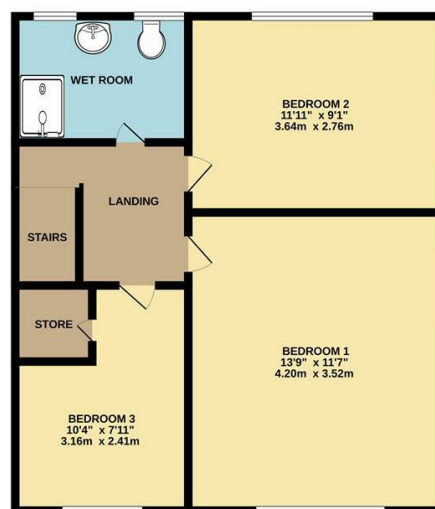
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	74

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	74

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 893 sq.ft. (83.0 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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