



• mcgowan homes •

6 Mirfield Drive, Middleton



- Exceptionally Well Presented Three Bed Extended Semi Detached
 - Gas Central Heated / uPVC Double Glazed
 - Lounge With Open Plan To Dining Area And Kitchen
- Rear Sitting Room / Utility Room With Access to Garage
- Three-Piece Bathroom / Large Tarmacadam Driveway
 - Rear "Astroturf" Lawned Garden And Decked Patio

Offers In Excess Of £250,000

Exceptionally well presented three bed extended semi detached with a large tarmacadam driveway and a rear "Astroturf" lawned garden with decked patio. Briefly comprising of gas central heating, uPVC double glazed windows, hallway, bay fronted lounge with open access to dining area and kitchen and an extended sitting room to the rear. There is also a useful utility room with access to the integral garage/storage. The first floor affords three bedrooms and a three-piece family bathroom. Externally to the front is a large tarmacadam driveway providing parking for several vehicles and access to the garage. To the rear is a generous sized decked patio and an enclosed "Astroturf" lawned garden. Ideally situated for access to Middleton town centre, transport links and the M60 motorway network.

GROUND FLOOR

HALLWAY

Hallway with laminated wooden flooring, radiator and staircase rising to the first floor.

LOUNGE

3.77m x 3.82m (12'4" x 12'6")

Front aspect with bay window, wall mounted T.V point, laminated wooden flooring and radiator. Open plan to dining area and kitchen.



DINING AREA AND KITCHEN

4.90m x 2.26m (16'0" x 7'4")

Rear aspect with laminated wooden flooring, French doors to the rear garden, radiator and open plan to kitchen. Access to sitting room.



KITCHEN

Rear aspect with a range of wall and base units incorporating resin sink, induction hob with extractor above, built in electric oven, integrated dish-washer, integrated fridge/freezer, part tiled walls and laminated wooden flooring. Access to under-stair storage and utility room.



SITTING ROOM

3.10 x 2.91 (10'2" x 9'6")

Rear aspect with wall mounted T.V point, radiator and access to the rear garden.



UTILITY ROOM

2.38m x 1.44m (7'9" x 4'8")

Side aspect with wall and base units, space and plumbing for an automatic washing machine and vent for tumble dryer.

FIRST FLOOR

BEDROOM 1

4.0m x 3.3m (13'1" x 10'9")

Front aspect with laminated wooden flooring and radiator.



BEDROOM 2

3.0m x 2.8m (9'10" x 9'2")

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



BEDROOM 3

2.6m x 2.4m (8'6" x 7'10")

Rear aspect with carpet flooring and radiator.



BATHROOM

Three-piece bathroom comprising of panelled bath with shower over and shower off mixer taps, vanity wash-basin, low-level W.C, heated towel rail, fully tiled walls and flooring.



OUTSIDE

Externally to the front is a large tarmacadam driveway providing parking for several vehicles and access to the garage. To the rear is a generous sized decked patio and an enclosed "Astroturf" lawned garden.

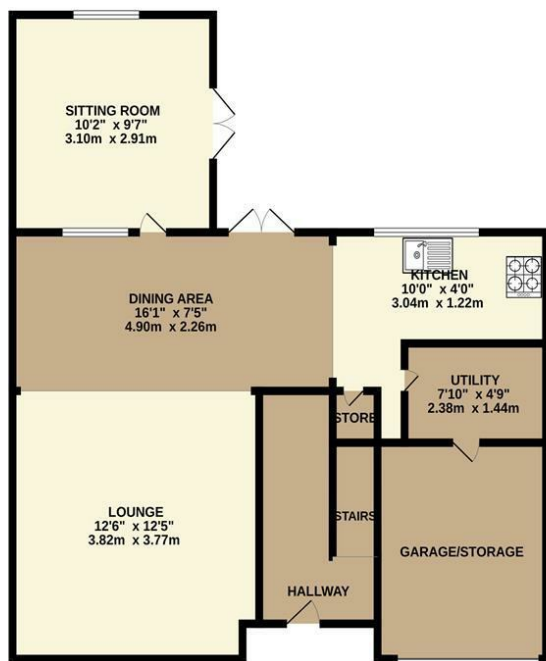


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

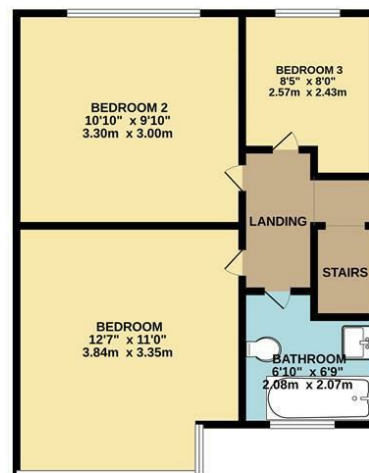
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	80

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
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA : 1033 sq.ft. (95.9 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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