



• mcgowan homes •

133 Glenwood Drive, Middleton



- Extended Three Bed Semi Detached
- Gas Central Heated / Double Glazed
- Two Reception Rooms And Kitchen
- Three-Piece Bathroom / Lawned Front Garden And Driveway
 - Rear Decked Patio And Enclosed Lawned Garden
 - In Need Of Internal Modernisation - NO CHAIN

Offers In Excess Of £200,000

NO CHAIN - EXTENDED THREE bed semi detached with driveway providing off road parking and lawned gardens to the front and rear. In need of internal modernisation creating an excellent opportunity to create a super family home to individual taste. Briefly comprising of gas central heating, double glazed windows, enclosed entrance porch, lounge, separate dining room and kitchen to the rear. The first floor affords three bedrooms and a three-piece bathroom. Externally to the front is a lawned garden and a paved driveway affording off road parking. To the rear is a decked patio with steps down to the enclosed lawned garden with mature borders housing a variety of trees and shrubs. 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 leading to....

LOUNGE

4.30m x 4.24m (14'1" x 13'10")

Front aspect with fire surround, carpet flooring and radiator. Staircase rising to the first floor.



DINING AREA

4.30m x 2.84m (14'1" x 9'3")

Rear aspect with carpet flooring, storage area and radiator. Open plan access to kitchen.



KITCHEN

4.18m x 2.25m (13'8" x 7'4")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with grill above, built in electric oven, space and plumbing for washing machine and laminate flooring. External access.



FIRST FLOOR

BEDROOM 1

4.05m x 2.51m (13'3" x 8'2")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

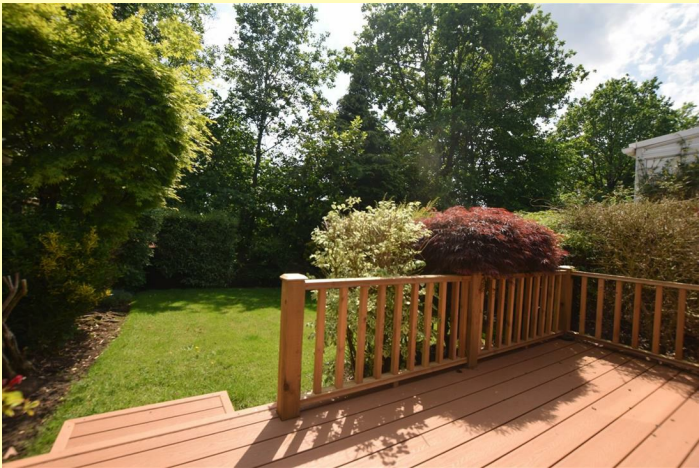
3.11m x 1.80m (10'2" x 5'10")

Rear aspect with carpet flooring and radiator.

BEDROOM 3

2.55m x 2.54m (8'4" x 8'3")

Front aspect with carpet flooring and radiator.



BATHROOM

Three-piece bathroom comprising of corner bath, sink, low-level W.C, carpet flooring and radiator.



OUTSIDE

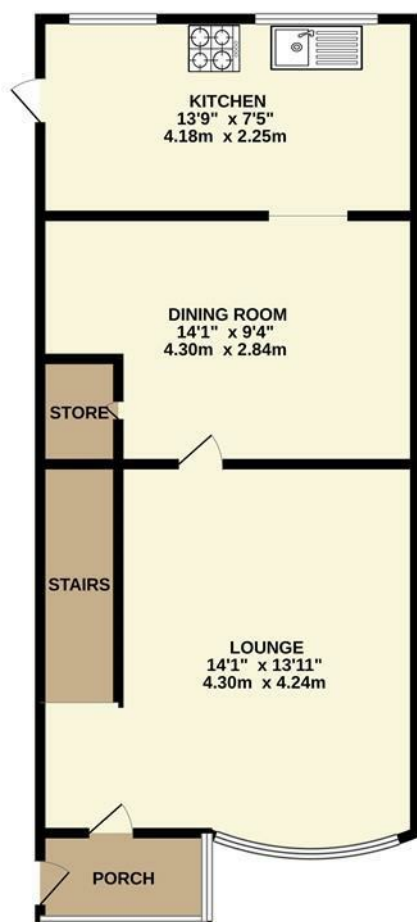
Externally to the front is a lawned garden and a paved driveway affording off road parking. To the rear is a decked patio with steps down to the enclosed lawned garden with mature borders housing a variety of trees and shrubs.

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

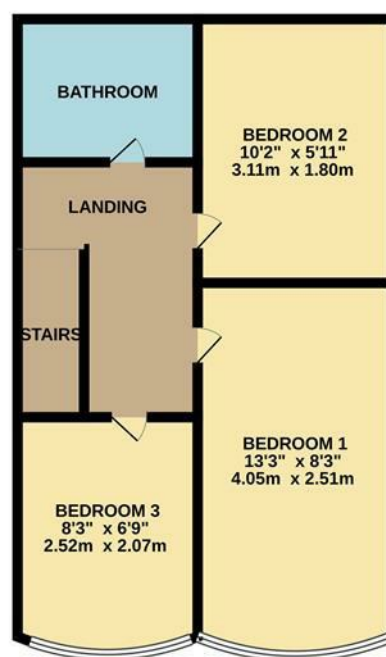
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & 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
461 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 802 sq.ft. (74.5 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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