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88 Compton Way, Middleton



- Four/Five Bed Extended Semi Detached
- Gas Central Heated / uPVC Double Glazed
- Lounge / Family Dining Kitchen / Sitting Room/Bed 5
- Down-Stair W.C / En-Suite To Master Bed / Three-Piece Family Bathroom
- Feature Paved Driveway Affording Generous Off Road Parking
- Full Decked Rear Patio With Steps Down To Lawned Garden

£360,000

Four/Five Bed semi detached with a two storey extension providing spacious family accommodation. Briefly comprising of gas central heating, uPVC double glazed windows, enclosed entrance porch, hallway, down-stair W.C, lounge, dining kitchen and a further reception room or fifth bedroom to the front aspect. The first floor affords four bedrooms the master with an en-suite shower room and a separate three-piece bathroom. Externally to the front is a feature paved driveway with borders and to the rear is a full width decked patio with balustrade and steps down to an enclosed lawned garden. Conveniently positioned for access to Middleton town centre and its range of shops and facilities, transport links and the M60 motorway network.

GROUND FLOOR

PORCH

Enclosed entrance porch leading to...

HALL

Hallway with laminate flooring, spotlights, tall radiator and staircase rising to the first floor.

LOUNGE

4.19m x 3.54m (13'8" x 11'7")

Front aspect with coved ceiling, T.V point, carpet flooring, spotlights and radiator.



DINING KITCHEN

8.27m x 3.13m (27'1" x 10'3")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, range cooker with extractor above, integrated dish-washer, space and plumbing for an automatic washing machine, part tiled walls, high gloss laminated flooring, T.V point and tall radiator. Concertina doors open out to the rear garden.



BEDROOM 5 / SITTING ROOM

2.50m x 2.49m (8'2" x 8'2")

Front aspect with tiled flooring, spotlights and radiator.

W.C

Useful down-stair W.C with vanity wash-basin, tiled flooring and spotlights.

FIRST FLOOR

MASTER BEDROOM

4.46m x 2.32m (14'7" x 7'7")

Front aspect with wall mounted T.V point, carpet flooring and radiator. Access to en-suite.

EN-SUITE

Three-piece en-suite comprising of shower cubicle, vanity wash-basin with fitted cupboard below, low-level W.C, part tiled walls and radiator.

BEDROOM 2

3.37m x 3.10m (11'2" x 10'2")

Front aspect with fitted wardrobes, T.V point, carpet flooring and radiator.



BEDROOM 3

3.40m x 3.12m (11'1" x 10'2")

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

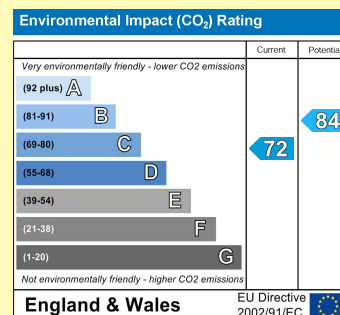
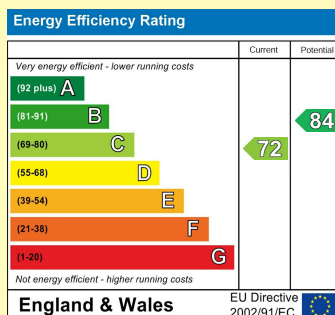
BEDROOM 4

2.50m x 2.10m (8'2" x 6'10")

Front aspect with fitted cabin bed with storage, carpet flooring and radiator.

BATHROOM

Three-piece bathroom comprising of bath with shower over, vanity wash-basin with fitted cupboards below, low-level W.C, part tiled walls and tiled flooring.



OUTSIDE

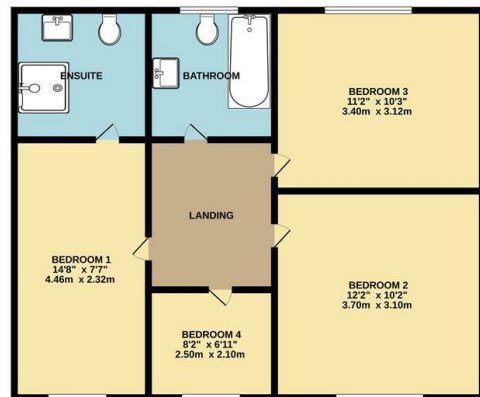
Externally to the front is a feature paved driveway with borders and to the rear is a full width decked patio with balustrade and steps down to an enclosed lawned garden.

*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
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



FOUR BED SEMI DETACHED

TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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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