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16 Dunnderdale Hill, Middleton



- Immaculately Presented Three Bed Semi Detached Constructed Circa 2022 By Taylor Wimpey
 - Gas Central Heated / uPVC Double Glazed
 - Down-Stair W.C/ Lounge And Dining Kitchen
 - En-Suite To Master Bed / Three-Piece Bathroom
 - Driveway Providing Off Road Parking
 - "Astroturf" Lawned Gardens And Patio

£280,000

Immaculately presented three bed semi detached home constructed circa 2022 by the well regarded builders Taylor Wimpey. Briefly comprising of gas central heating, uPVC double glazed windows, entrance hall leading to a useful down-stair W.C, lounge and dining kitchen. The first floor affords three bedrooms, the master bedroom with an en-suite shower room and a separate three-piece family bathroom. Externally there is a tarmacadam driveway providing off road parking for two vehicles and a front/side "Astroturf" lawned garden with borders and an enclosed rear/side patio leading to the "Astroturf" lawned garden with a useful good-sized garden shed. Conveniently positioned in a prime location with open farmland views to the front, access to a wide range of local amenities, well regarded schools, and Middleton town centre, which offers an array of shops, supermarkets, cafes, and services. Excellent transport links are close by, including regular bus routes and easy access to the M60 motorway network, making it an ideal choice for commuters.

GROUND FLOOR

HALLWAY

Entrance hall with laminated flooring and staircase rising to the first floor.

W.C

Useful down-stair W.C with vanity wash-basin, radiator and laminated flooring.

LOUNGE

4.62m x 3.34m (15'1" x 10'11")

Front aspect with laminated flooring, T.V point, radiator and double doors leading out to the garden and patio.



DINING KITCHEN

4.62m x 2.46m (15'1" x 8'0")

Front aspect with a range of wall and base units incorporating one and a half bowl resin sink, "Zanussi" induction hob with stainless steel extractor above and splashback, built in double electric oven, integrated washing machine, integrated dishwasher, integrated fridge/freezer, laminated flooring and radiator.



FIRST FLOOR

BEDROOM 1

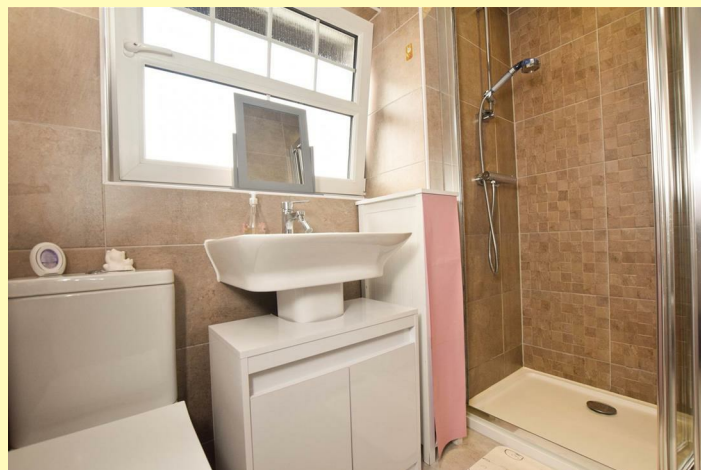
3.33m x 2.83m (10'11" x 9'3")

Side aspect with fitted wardrobe, carpet flooring and radiator. Access to en-suite.



EN-SUITE

En-suite comprising of shower cubicle, vanity wash-basin with fitted cupboard below, low-level W.C, heated towel rail, fully tiled walls and flooring.



BEDROOM 2

2.61m x 2.53m (8'6" x 8'3")

Side aspect with carpet flooring and radiator.



BEDROOM 3

2.53m x 1.92m (8'3" x 6'3")

Side aspect with carpet flooring and radiator.



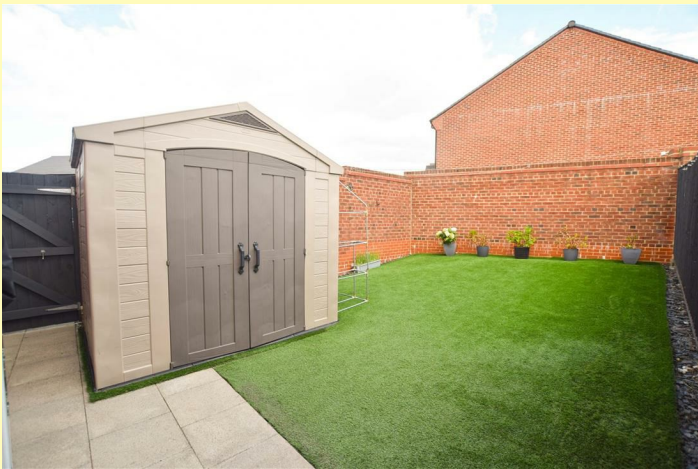
BATHROOM

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



OUTSIDE

Externally there is a tarmacadam driveway providing off road parking for two vehicles and a front/side "Astroturf" lawned garden with borders and an enclosed rear/side patio leading to the "Astroturf" lawned garden with a useful good-sized garden shed.

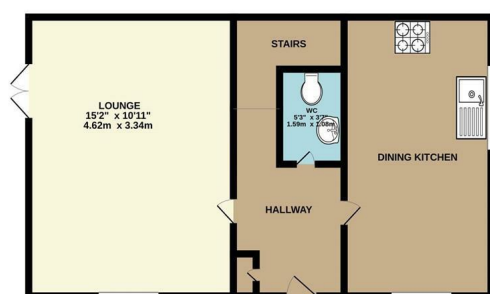


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

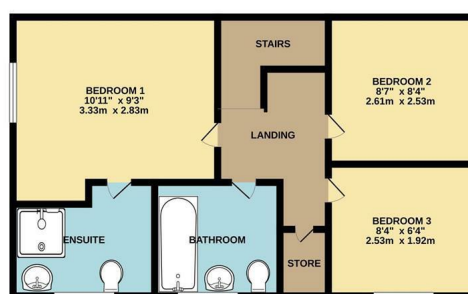
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



THREE BED DETACHED

TOTAL FLOOR AREA: 779 sq.ft. (72.3 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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