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90 Sidney Road, Blackley



- Very Well Presented Three Bed Extended Semi Detached
 - Gas Central Heated / uPVC Double Glazed Windows
- Down-Stair W.C / Lounge With Open Plan To Superb Dining Kitchen
 - Three-Piece Shower Room
 - Paved Driveway Leading To Attached Garage
 - Enclosed "Astroturf" Lawned Garden And Patio

£260,000

Very well presented three bed extended semi detached with attached garage, gated pressed concrete driveway and a delightful enclosed "Astroturf" lawned garden with patio area. Briefly comprising of gas central heating, uPVC double glazed windows, enclosed porch, hallway and down-stair W.C. A bay fronted lounge has open plan access to a superb extended dining kitchen with central Island. The first floor affords the three bedrooms and a three-piece shower room. Externally to the front is a gated and pressed concrete driveway providing off road parking and access to the attached garage with up and over door, light and power. To the rear is a full width patio leading to a raised "Astroturf" lawned garden with feature soil borders housing a variety of plants and shrubs. Situated in the Blackley area of Manchester with direct transport links to the City Centre, ideal for local shops, schools and facilities and convenient for the M60 motorway network.

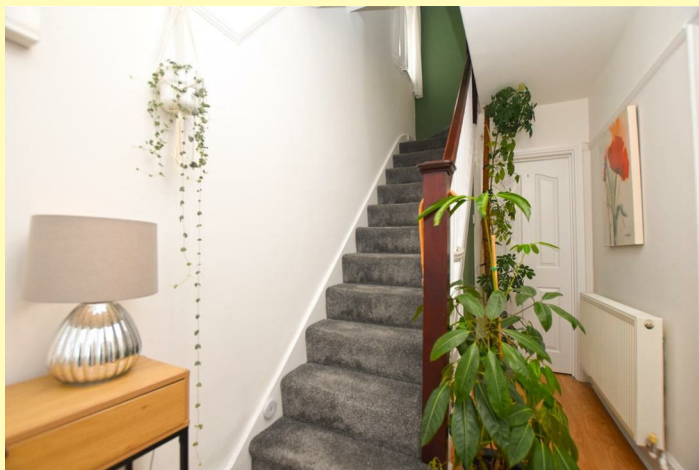
GROUND FLOOR

PORCH

Enclosed porch leading to....

HALLWAY

Entrance hall with laminated wooden flooring, access to W.C, staircase rising to the first floor and access to lounge.



LOUNGE

7.95m x 3.20m (26'0" x 10'5")

Front aspect with bay window, ornamental electric fire set within feature surround, laminated wooden flooring, wall mounted T.V point and radiator. Open plan to dining kitchen.



DINING KITCHEN

5.68m x 4.61m (18'7" x 15'1")

Rear aspect with a range of wall and base units incorporating stainless steel sink, five ring gas hob with stainless steel extractor above, built in double electric oven, space and plumbing for "American" style fridge/freezer, central island with cupboards below, tiled flooring, radiator and spotlights. Sliding doors lead to the rear garden. Access to garage.



FIRST FLOOR

BEDROOM 1

4.65m x 3.23m (15'3" x 10'7")

Front aspect with bay window, fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.23m x 3.0m (10'7" x 9'10")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 3

2.81m x 2.0m (9'2" x 6'6")

Front aspect with fitted wardrobes, carpet flooring and radiator.



SHOWER ROOM

Three-piece shower room comprising of shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, laminated wooden flooring and radiator.



OUTSIDE

Externally to the front is a gated and pressed concrete driveway providing off road parking and access to the attached garage with up and over door, light and power. To the rear is a full width patio leading to a raised "Astroturf" lawned garden with feature soil borders housing a variety of plants and shrubs.

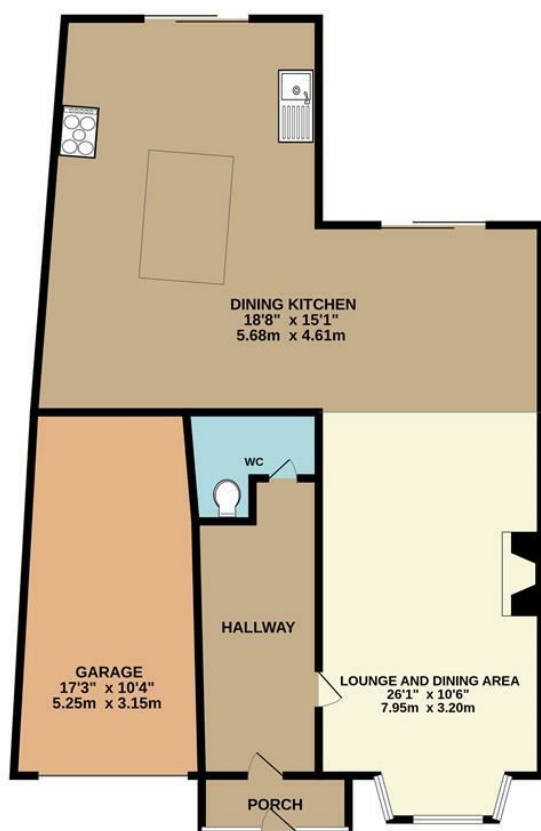


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	80

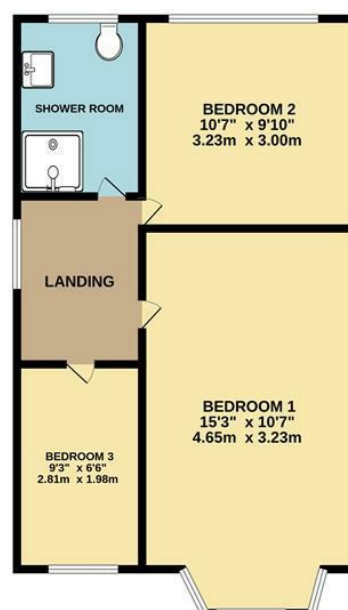
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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PLEASE 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
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



THREE BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA : 1206 sq.ft. (112.0 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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