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5 Heaton Street, Middleton



- Delightful Cottage Style Two Bed Terraced (Renovated Sept 2024)
 - Gas Central Heated / uPVC Double Glazed
 - Lounge / Dining Kitchen / Spacious Three-Piece Bathroom
 - Driveway Providing Off Road Parking
- Enclosed West Facing Courtyard Garden / Gated Communal Lawned Gardens
 - In Excellent Order Throughout

Offers In Excess Of £200,000

Delightful cottage style two bed terraced positioned on a private tree lined road with driveway affording off road parking, an enclosed west facing courtyard garden to the rear and access to gated communal lawned gardens. The property has had a programme of renovations since September 2024 which include internal improvements such as the dining kitchen sanded, re-painted and the addition of a kitchen island, original floors sanded and re-varnished and new carpet flooring to the stairs and bedrooms. In addition the property has undergone a full damp proof course in Sept 2024 and the front and back re-pointed in July 2025. Briefly comprising of gas central heating, uPVC double glazed windows, lounge and dining kitchen to the ground floor. The first floor affords two bedroom and a three-piece bathroom. Externally there is a driveway providing off road parking and to the rear an enclosed court yard garden. Conveniently positioned for access to Middleton town centre and its range of shops and facilities, transport links and ideal for access to the M60 motorway network.

GROUND FLOOR

VESTIBULE

Vestibule entrance leading to...

LOUNGE

4.11m x 3.70m (13'5" x 12'1")

Front aspect with bay window, feature brick fireplace housing log burner, original oak wooden flooring, wall mounted T.V point and radiator. Access to staircase rising to the first floor and the dining kitchen.

DINING KITCHEN

4.11m x 3.70m (13'5" x 12'1")

Rear aspect with a range of wall and base units incorporating pot sink, range cooker with stainless steel extractor above, breakfast bar, space and plumbing for washing machine and dishwasher, wall mounted combi boiler, under-stair storage, spotlights, original oak wooden flooring and stable door leading to the rear.



FIRST FLOOR

Landing leading to bedroom and bathroom accommodation. Access to loft which is boarded and accessible with scope for extending upwards,

BEDROOM 1

4.11m x 3.70m (13'5" x 12'1")

Front aspect with fitted wardrobes, T.V point, carpet flooring and dressing area. Access to "Jack N Jill" en-suite bathroom.



BEDROOM 2

3.09m x 2.46m (10'1" x 8'0")

Rear aspect with T.V point, carpet flooring and radiator. Access to "Jack N Jill" bathroom.



BATHROOM

Spacious three-piece bathroom comprising of "P" shaped tile panelled bath with shower above, vanity wash-basin, low-level W.C, part tiled walls, spotlights, tiled flooring and heated towel rail.



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		
	66	81
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	66	81
England & Wales		
	EU Directive 2002/91/EC	

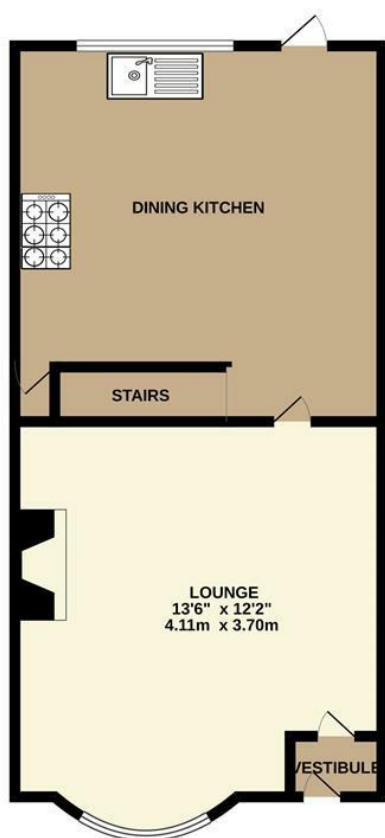
OUTSIDE

Externally there is a driveway providing off road parking and to the rear an enclosed court yard garden.

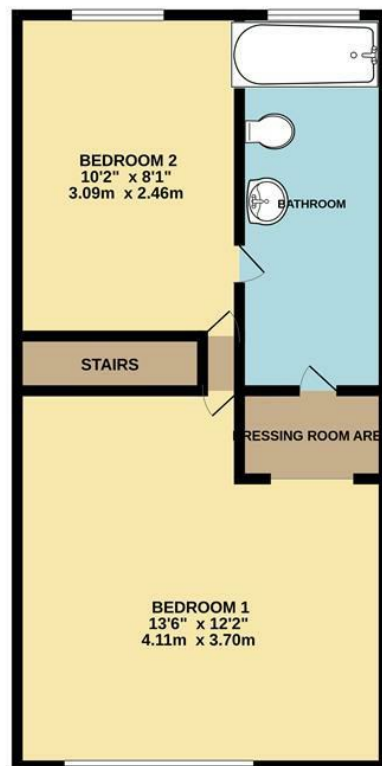


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TWO BED TERRACED

TOTAL FLOOR AREA: 708 sq.ft. (65.8 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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