



• mcgowan homes •

10 Church Road, Middleton



- Well Presented THREE Bed Terraced With Converted Loft Space
 - Gas Central Heated / uPVC Double Glazed Windows
 - Lounge / Dining Room And Kitchen
 - Three-Piece Bathroom / Staircase To Loft Room
 - Walled Front Garden
- Rear Patio Garden With Decked And Paved Areas

£195,000

Well presented THREE bed garden terraced with a fixed staircase to loft room. (no building regs). Briefly comprising of gas central heating, uPVC double glazed windows, vestibule entrance, lounge, separate dining room and kitchen. The first floor affords the three bedrooms and a three-piece bathroom. A fixed staircase leads to a loft room with carpet flooring and Velux window. (no building regs, storage only). Externally to the front is a walled and paved front garden and to the rear is an enclosed patio garden with decked and paved areas. Conveniently situated for access to Middleton town centre and its range of shops and facilities, transport links and the M60 motorway network.

GROUND FLOOR

VESTIBULE

Vestibule entrance leading to...

LOUNGE

4.24m x 4.10m (13'10" x 13'5")

Front aspect with feature wood burning stove, T.V point, laminated wooden flooring and radiator. Access to



DINING ROOM

4.24m x 4.99m (13'10" x 16'4")

Rear aspect with wall mounted gas fire, wall mounted T.V point, laminated wooden flooring and radiator. Open plan to staircase rising to the first floor and French doors lead to the rear patio garden.



KITCHEN

2.08m x 2.95m (6'9" x 9'8")

Rear aspect with a range of wall and base units incorporating resin sink, gas hob with extractor above, built in electric oven, integrated dishwasher, integrated washing machine and laminate flooring. External access.



FIRST FLOOR

BEDROOM 1

4.24m x 3.14m (13'10" x 10'3")

Front aspect with picture rail, laminate flooring and radiator.



BEDROOM 2

3.25m x 2.43m (10'7" x 7'11")

Rear aspect with laminate flooring and radiator.

BEDROOM 3

2.11m x 3.04m (6'11" x 9'11")

Rear aspect with laminate flooring and radiator.

BATHROOM

Three-piece bathroom comprising of bath with shower off mixer taps, vanity wash- basin, low-level W.C, vinyl flooring and heated towel rail.



SECOND FLOOR

LOFT ROOM

A fixed staircase leads to a carpeted loft room with Velux window. (storage only).



OUTSIDE

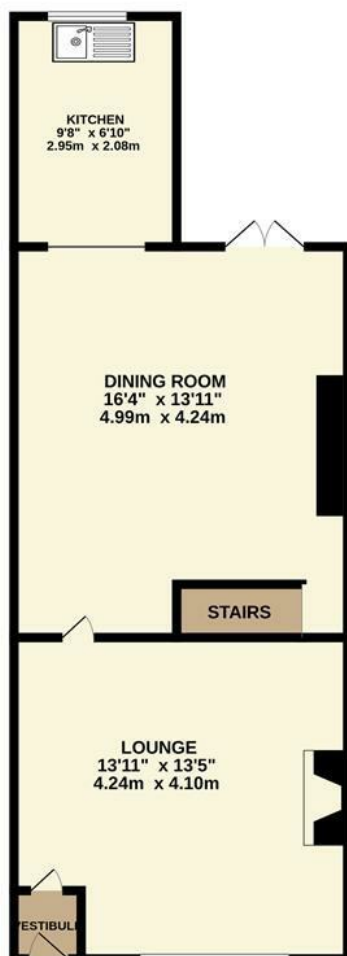
Externally to the front is a walled and paved front garden and to the rear is an enclosed patio garden with decked and paved areas.

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	

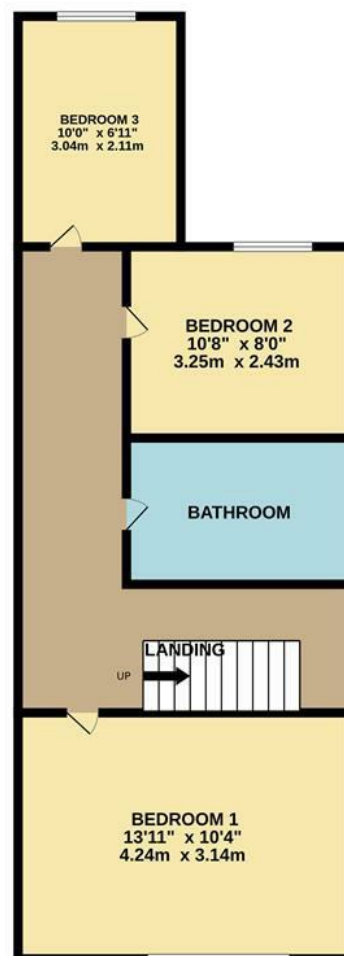
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

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
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



THREE BED MID TERRACED

TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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