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6 Edmonds Street, Middleton



- Delightful THREE Bed Split Level Detached Bungalow
- Spacious Open Plan Lounge / Dining Kitchen Areas
- Three-Piece Bathroom / Separate Three-Piece Shower Room
 - Stone Paved And "Astroturf" Lawned Front Garden
 - Rear Stone And "Astroturf" Garden
 - Allocated Parking Space To The Rear

£250,000

Delightful THREE bed detached split level bungalow in good order throughout. Briefly comprising of gas central heating, double glazed windows, entrance hall, very spacious open plan lounge/family dining kitchen area with "Juliette" balcony overlooking the rear garden below. There is also the main bedroom to the ground floor with dressing room and a separate three-piece bathroom. Staircase leads down to the lower ground level which affords a separate three-piece shower room and two further bedrooms, one with a dressing area and hand-basin. Access via both bedrooms lead to the rear garden which has part Astroturf and part stone areas. Externally to the front is a gated paved garden with fixed decked seating areas and Astroturf area. There is also an allocated parking place at the rear. Ideally situated 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

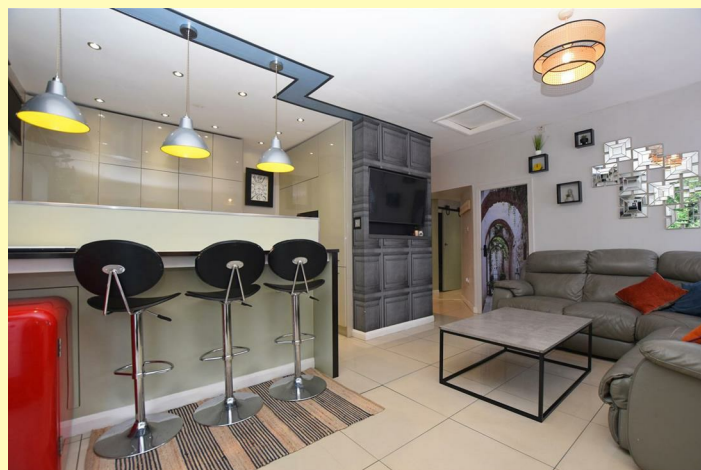
HALLWAY

Entrance hallway with porcelain glazed floor tiles, tall radiator, storage and spot-lights. Staircase leading to the lower ground floor.

LOUNGE / DINING KITCHEN

5.44m x 5.25m (17'10" x 17'2")

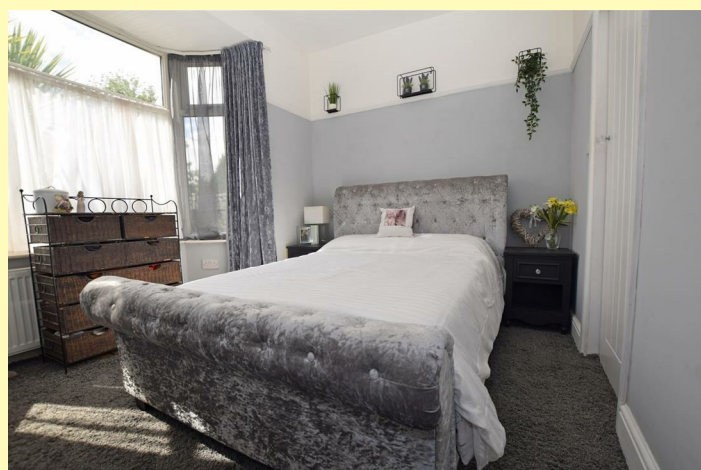
Fabulous open plan lounge and dining kitchen areas to the rear aspect. Briefly comprising of wall mounted T.V point, porcelain glazed tiling, breakfast bar with open access to the kitchen area with a range of modern wall and base units incorporating stainless steel sink, five ring hob, built in electric oven, wall mounted wine rack and spot-lights. Rear door opening out to a "juliette" balcony which overlooks the rear garden below.



BEDROOM 1 (incl dressing area)

4.48m x 3.38m (14'8" x 11'1")

Front aspect with bay window, picture rail, carpet flooring and radiator. Sliding door leads to a dressing area.



BATHROOM

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



LOWER GROUND FLOOR

BEDROOM 2

6.47m x 2.51m (21'2" x 8'2")

Rear aspect with wall mounted T.V point, laminated flooring and radiator. Open plan access to a dressing area and hand-basin.



BEDROOM 3

3.77m x 2.07m (12'4" x 6'9")

Rear aspect with wall mounted T.V point, carpet flooring and radiator.



OUTSIDE

Externally to the front is a gated paved garden with fixed decked seating areas and Astroturf area. Access via both bedrooms on the lower ground floor lead to the rear garden which has part Astroturf and part stone areas. There is also an allocated parking space at the rear.



SHOWER ROOM



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		
	65	83
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		
	65	83
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**

BASEMENT
505 sq.ft. (46.9 sq.m.) approx.



GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



THREE BED SPLIT LEVEL BUNGALOW

TOTAL FLOOR AREA: 1136 sq.ft. (105.5 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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