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151 Hereford Way, Boarshaw, Middleton



- Spacious And Extended Three Bed Townhouse
 - Gas Central Heated / uPVC Double Glazed
 - Lounge / Dining Kitchen / Sitting Room
 - Down-Stair Shower Room And Utility Area
 - Three Piece Bathroom / Lawned Gardens To The Front And Rear
- Patterned Concrete Driveway / Rear Patio / Detached Brick Garage And Large Timber Store

£275,000

SPACIOUS AND EXTENDED THREE bed townhouse in very good order throughout. This super property briefly comprises of gas central heating, uPVC double glazed windows, entrance hall, lounge and dining kitchen. The ground floor extension accommodates an extra sitting room, down-stair shower room and a large utility area. The first floor affords the three bedrooms and a three-piece family bathroom. Externally to the front is a lawned garden and a patterned resin driveway providing off road parking. At the rear is a patio area, an "L" shaped lawned garden and a detached brick garage (storage only - no vehicular access) and a large timber shed. Situated in a highly regarded area with easy access to local shops and facilities, Middleton town centre, transport links and ideal for access to the M60 motorway network.

GROUND FLOOR

HALL

Entrance hall with tiled flooring and radiator.

LOUNGE

4.62m x 4.17m (15'1" x 13'8")

Front aspect with electric fire set within feature surround, two radiators, T.V point and carpet flooring. Staircase rising to the first floor.



DINING KITCHEN

4.62m x 2.83m (15'1" x 9'3")

Rear aspect with a range of wall and base units incorporating stainless steel sink, halogen hob with stainless steel extractor above, built in electric oven, radiator, under-stair storage and tiled flooring. External access and access to utility.



SITTING ROOM

4.23m x 2.17m (13'10" x 7'1")

Front aspect with laminated wooden flooring and radiator. Access to utility and down-stair shower room.



UTILITY AREA

4.20m x 2.19m (13'9" x 7'2")

Rear aspect with wall and base units, stainless steel sink, space and plumbing for an automatic washing machine, wall mounted combi boiler and tiled flooring. Access to dining kitchen.

SHOWER ROOM

Three-piece shower room comprising of shower cubicle, vanity wash-basin, low-level W.C, fully tiled walls, heated towel rail and tiled flooring.

FIRST FLOOR

BEDROOM 1

3.69m x 2.72m (12'1" x 8'11")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.45m x 2.76m (11'3" x 9'0")

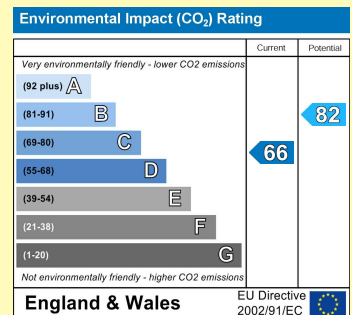
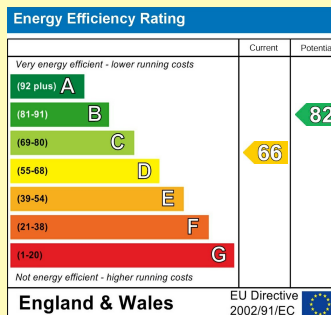
Rear aspect with fitted wardrobes, wall mounted T.V point, carpet flooring and radiator,



BEDROOM 3

2.83m x 1.81m (9'3" x 5'11")

Front aspect with fitted cupboards, dressing table with drawers, carpet flooring and radiator.



BATHROOM

Three-piece bathroom comprising of bath with shower above, sink, low-level W.C, fully tiled walls, heated towel rail and laminate flooring.

OUTSIDE

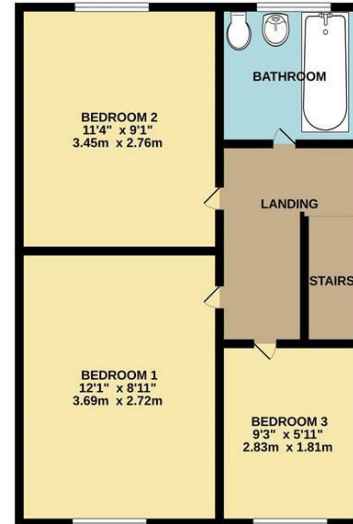
Externally to the front is a lawned garden and a patterned resin driveway providing off road parking. At the rear is a patio area, an "L" shaped lawned garden and a detached brick garage (storage only - no vehicular access) and a large timber shed.

*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
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 913 sq.ft. (84.8 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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