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1 Sefton Close, Archer Park, Middleton



- Three Bed Detached With A Large Ground Floor Extension
- Sunshine Lounge And Extended Family Dining Kitchen
 - Separate Utility And Potential Down-Stair Bathroom
 - FOUR-Piece Family Bathroom
- Paved Driveway / Garages And Lawned Front Garden
 - Enclosed Rear Lawned Garden

£365,000

THREE bed detached house with a large ground floor rear extension affording a superb family dining kitchen with vaulted ceiling and concertina doors. Briefly comprising of gas central heating, uPVC double glazed windows, sunshine lounge, large extended dining kitchen, utility room and access to a further plastered but currently unfinished area which would be ideal as a down-stair bathroom. The first floor accommodates three bedrooms and a large FOUR-piece family bathroom. Externally to the front is a paved driveway affording off road parking and a lawned garden with soil borders. Access to garages (storage only). At the rear is an enclosed lawned garden. Conveniently situated within walking distance of Middleton town centre and its range of shops and facilities, transport links, schools and the M60 motorway network.

GROUND FLOOR

PORCH

Enclosed entrance porch with laminated flooring. Access to ...

HALLWAY

Spacious hallway with tiled flooring, spotlights, under-stair storage and radiator. Access to staircase rising to the first floor.

SUNSHINE LOUNGE

7.05m x 3.48m (23'1" x 11'5")

Front to rear aspect with wood burning stove set within a feature brick surround, wall mounted T.V point, coved ceiling, laminated wooden flooring and radiator. Double doors to the rear garden.



EXTENDED FAMILY DINING KITCHEN

5.43m x 4.82, (17'9" x 15'9"),

Large extended dining kitchen with vaulted ceiling and skylight windows. This fabulous area benefits from a range of wall and base units incorporating a large central island with induction hob, one and a half bowl resin sink, built in double electric oven, built in wine-rack, wall mounted T.V point with electric fire below, tiled flooring, tall radiator and spotlights. Concertina doors lead out to the rear garden. Access to utility room.



UTILITY ROOM

2.42m x 2.37m (7'11" x 7'9")

Utility room with wall units, wall mounted boiler, space and plumbing for an automatic washing machine, spotlights and radiator. Access to..

POTENTIAL BATHROOM

This area has currently been plastered with partial pipework in situ to accommodate a down-stair bathroom.

FIRST FLOOR

BEDROOM 1

4.06m x 3.17m (13'3" x 10'4")

Front aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.19m x 2.78m (10'5" x 9'1")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 3

3.26m x 2.15m (10'8" x 7'0")

Side aspect with carpet flooring, fitted cupboard and radiator.

BATHROOM

Large FOUR-piece bathroom comprising of deep fill bath with shower off mixer taps, "walk-in" shower cubicle housing rain shower, vanity wash-basin, low-level W.C, part tiled walls and laminate flooring.



OUTSIDE

Externally to the front is a paved driveway affording off road parking and a lawned garden with soil borders. Access to garages (storage only). At the rear is an enclosed lawned garden.



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		
	71	85
England & Wales	EU Directive 2002/91/EC	

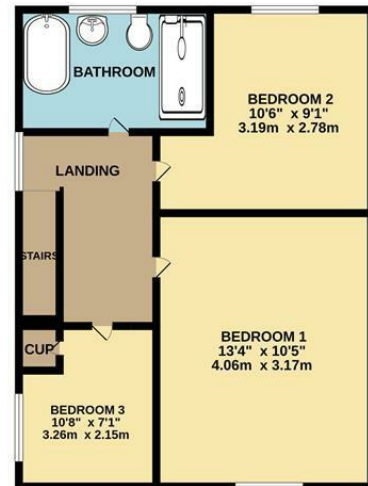
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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*PLEASE 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
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



THREE BED EXTENDED DETACHED

TOTAL FLOOR AREA: 1163 sq.ft. (108.1 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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