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33 Dunnderdale Hill, Middleton



- Truly Stunning FOUR BED DETACHED Family Home
 - Down-Stair W.C / Lounge / Large Dining Kitchen
- En-Suite To Master Bedroom / Three-Piece Family Bathroom
- Attached Garage / Tarmacadam Driveway And Lawned Gardens To The Front
 - Full Width Rear Patio / Enclosed Lawned Garden

Offers In Excess Of £390,000

Truly stunning FOUR BED DETACHED family home constructed circa 2021 by the well regarded "Taylor Wimpey Homes" This excellently presented property briefly comprises of gas central heating, uPVC double glazed windows, hallway, down-stair W.C, bay fronted lounge and a family dining kitchen opening out to the rear garden. The first floor affords four bedrooms, the master with an en-suite shower room and a separate three-piece family bathroom. Externally to the front is a tarmac driveway affording off road parking which leads to the attached garage with up and over. There are lawned gardens to either side and gated access to the rear. A full width patio opens out to the good-sized enclosed rear lawned garden. Situated in a well regarded cul-de-sac location with open aspect views, ideally positioned for access to local amenities, Middleton town centre, transport links and convenient for access to the M60 motorway network.

GROUND FLOOR

HALLWAY

Hallway with laminated wooden flooring, radiator and staircase rising to the first floor.

W.C

Useful down-stair W.C with vanity wash-basin, tiled walls and flooring and heated towel rail.

LOUNGE

4.78m x 3.19m (15'8" x 10'5")

Front aspect with bay window, T.V point, carpet flooring, spotlights and radiator. Double doors to the dining kitchen.



DINING KITCHEN

7.93m x 3.00m (26'0" x 9'10")

Spacious dining kitchen to the rear aspect comprising of a range of wall and base units incorporating one and a half bowl stainless steel sink, five ring gas hob with splash-back and stainless steel extractor above, built in double electric oven, built in microwave oven, integrated fridge/freezer, integrated washer/dryer and dishwasher. The kitchen opens out to the dining area with radiator, laminated wooden flooring, spotlights and double doors to the rear garden.



FIRST FLOOR

MASTER BEDROOM

4.29m x 3.04m (14'0" x 9'11")

Rear aspect with carpet flooring and radiator. Access to en-suite.



EN-SUITE

En-suite shower room comprising of shower cubicle, vanity wash-basin, low-level W.C, fully tiled walls, spotlights and heated towel rail.

BEDROOM 2

3.28m x 3.17m (10'9" x 10'4")

Front aspect with carpet flooring and radiator.



BEDROOM 3

3.55m x 3.04m (11'7" x 9'11")

Rear aspect with carpet flooring and radiator.



BEDROOM 4

2.62m x 2.50m (8'7" x 8'2")

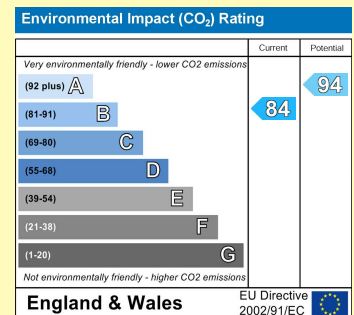
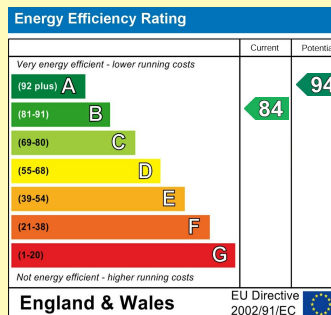
Front aspect with carpet flooring and radiator.

BATHROOM

Three-piece bathroom comprising of bath with shower over, vanity wash-basin, low-level W.C, fully tiled walls and flooring, spotlights and heated towel rail.

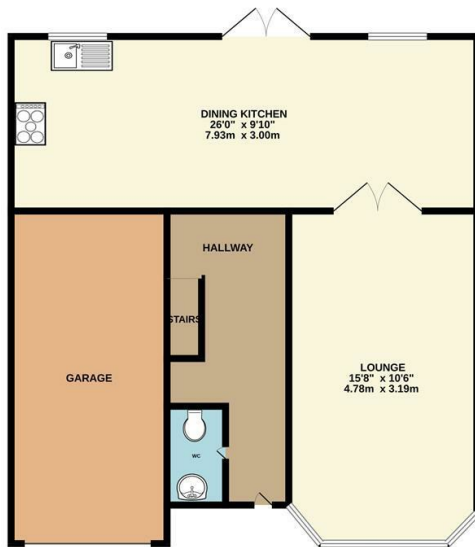
OUTSIDE

Externally to the front is a tarmac driveway affording off road parking which leads to the attached garage with up and over. There are lawned gardens to either side and gated access to the rear. A full width patio opens out to the good-sized enclosed rear lawned garden.

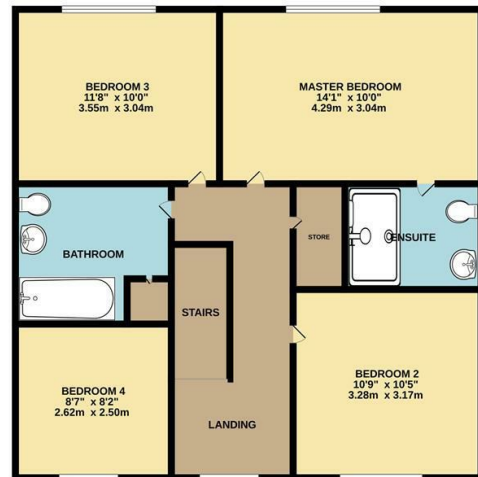


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



FOUR BED DETACHED

TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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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