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7 Parsons Drive, Middleton



- THREE Bed Bay Fronted Semi Detached
- Gas Central Heated / uPVC Double Glazed
 - Lounge / Dining Area And Kitchen
- Rear Conservatory / Driveway Affording Off Road Parking
 - Lawned Gardens To The Front And Rear
 - Detached Garage

£225,000

THREE bed bay fronted semi detached with conservatory, driveway and lawned gardens to the front and rear. Briefly comprising of gas central heating, double glazed windows, lounge, dining area and conservatory. The first floor affords the three bedrooms and a three-piece shower room. Externally to the front is a lawned garden and a paved driveway extending down the side affording generous off road parking. To the rear is a detached garage, patio area leading to a lawned garden with mature borders housing a variety of plants and shrubs. Conveniently positioned for access to local shops, schools and amenities and ideal for access to Middleton town centre, transport links and the M60 motorway network.

GROUND FLOOR

HALLWAY

Entrance hall comprising of coved ceiling, carpet flooring, radiator and staircase rising to the first floor.

LOUNGE

4.35m x 3.50m (14'3" x 11'5")

Front aspect with bay window, electric fire set within fire surround, coved ceiling, carpet flooring and radiator. Open arch to the dining area.



DINING AREA

2.58m x 2.43m (8'5" x 7'11")

Rear aspect with coved ceiling, carpet flooring and radiator. Sliding patio doors lead to the conservatory.



KITCHEN

4.22m x 2.77m (13'10" x 9'1")

Rear aspect with a range of wall and base units incorporating stainless steel sink, induction hob, built in electric oven, space and plumbing for an automatic washing machine, laminate flooring, under-stair storage and external access.



CONSERVATORY

3.30m x 3.0m (10'9" x 9'10")

Rear aspect with tiled flooring and access to the rear garden.



FIRST FLOOR

BEDROOM 1

4.10m x 3.21m (13'5" x 10'6")

Front aspect with bay window, fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.34m x 2.95m (10'11" x 9'8")

Rear aspect with fitted wardrobes, carpet flooring, fitted cupboard and radiator.



OUTSIDE

Externally to the front is a lawned garden and a paved driveway extending down the side affording generous off road parking. To the rear is a detached garage, patio area leading to a lawned garden with mature borders housing a variety of plants and shrubs.



BEDROOM 3

2.40m x 2.15m (7'10" x 7'0")

Rear aspect with fitted cupboard, carpet flooring and radiator.



SHOWER ROOM

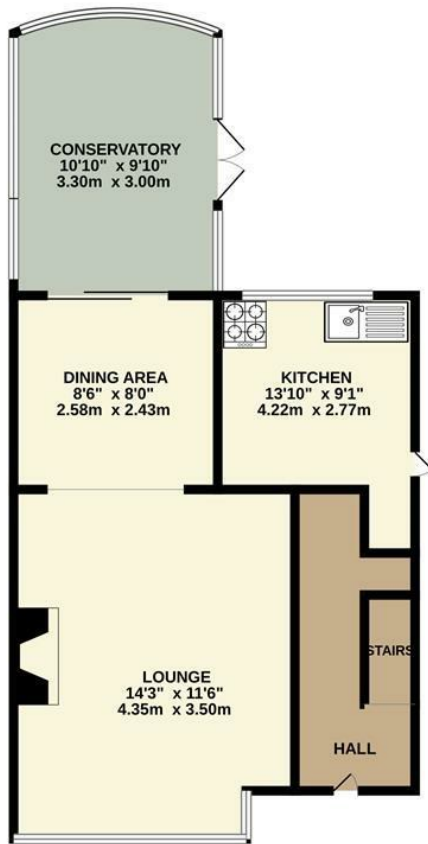
Three-piece shower room comprising of shower cubicle, vanity wash-basin, low-level W.C, fully tiled walls, laminate flooring and radiator.

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			
		63	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			
		63	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**

GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 794 sq.ft. (73.8 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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