



• mcgowan homes •

22 Nowell Road, Middleton



- Traditional THREE Bed Semi Detached
- Gas Central Heated / Double Glazed Windows
  - Lounge / Dining Kitchen
- Two Piece Shower Room / Separate W.C
- Lawned Gardens To The Front And Rear

£175,000

Traditional THREE bed ex local authority semi detached. The property requires modernisation but offers an excellent opportunity for first time buyers and investors alike. The accommodation briefly comprises:- Entrance Hallway, Lounge, Dining Kitchen, Three Bedrooms, Shower Room and Separate W.C. Externally to the front is a lawned garden with pathway to the entrance. Access down the side leads to an enclosed lawned garden. Ideal for access to Middleton town centre and for transport links to Manchester and the M60 Motorway network.

## GROUND FLOOR

### HALL

Hallway with carpet flooring, radiator, under-stair storage and staircase rising to the first floor.

### LOUNGE

5.08m x 4.10m (16'7" x 13'5")

Front aspect with electric fire set within feature surround, carpet flooring, picture rail, coved ceiling and radiator.



### DINING KITCHEN

4.37m x 3.10m (14'4" x 10'2")

Rear aspect with a range of wall and base units incorporating one and a half bowl resin sink, gas hob with extractor above, built in electric oven, tiled walls, carpet flooring and external access.



## FIRST FLOOR

### BEDROOM 1

4.17m x 3.55m (13'8" x 11'7")

Front aspect with fitted cupboard, carpet flooring and radiator.



### BEDROOM 2

3.57m x 2.82m (11'8" x 9'3")

Rear aspect with carpet flooring and radiator.



### BEDROOM 3

3.17m x 2.46m (10'4" x 8'0")

Front aspect with carpet flooring and radiator.





## SHOWER ROOM

Two-piece shower room comprising of shower cubicle, sink unit, part tiled walls and radiator.

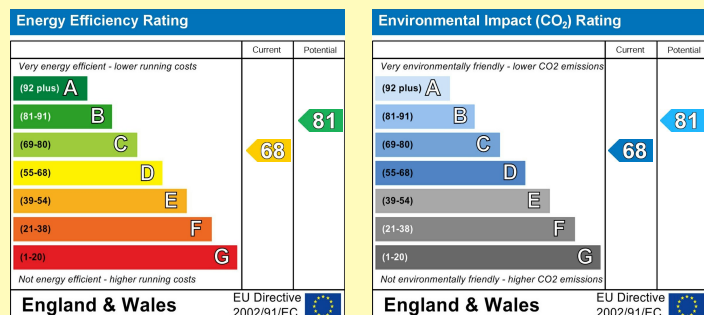


## W.C

Separate low-level W.C,

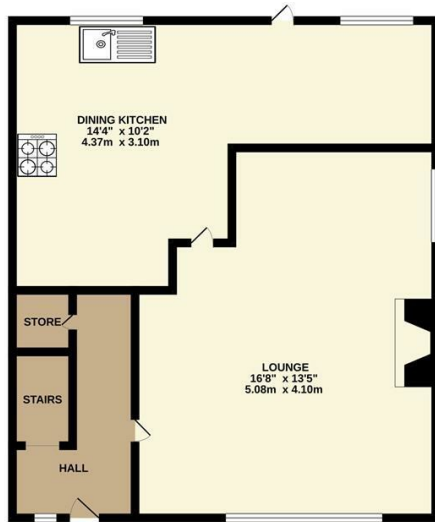
## OUTSIDE

Externally to the front is a lawned garden with pathway to the entrance. Access down the side leads to an enclosed lawned garden.

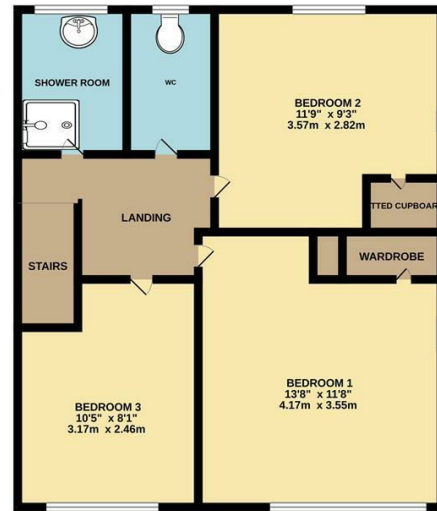


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 851 sq.ft. (79.1 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.  
Made with Metropix ©2025

**THINKING OF SELLING?**

To find out why more homeowners are moving with McGowan Homes & Property Services, contact us for a free market appraisal of your home. We pride ourselves on a professional, efficient and friendly service. Let US take the worry out of your move.

TELEPHONE  
**0161 655 4113**

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

43 Middleton Gardens, Middleton, Manchester M24 1AB

Telephone: 0161 655 4113

[www.mcgowanhomes.co.uk](http://www.mcgowanhomes.co.uk)

The above particulars are believed to be correct, but are not guaranteed, and form no part of any contract. No responsibility in respect of these particulars, which are supplied for guidance only and without liability, can be accepted by McGowan Home & Property Services, not by their clients, and any intending purchaser or lessee must satisfy himself by inspection or otherwise to the accuracy of all details contained therein. All property offered subject to availability. The Supply of Goods and Services Act 1982, does not apply to this brochure.