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119 Mossway, Manchester



- Fabulous Three Bed Semi Detached With Double Side and Rear Single Storey Extensions
 - Gas Central Heating / Double Glazed / Lounge And Dining Room
 - Family Dining Kitchen Opening Out To Sitting Room
 - Four-Piece Bathroom / Loft Room (no building regs)
 - Electronic Gates And Large Tarmacadam Driveway
 - Rear Decked Patio / "Astroturf" Lawned Garden And Further Patio At The Foot

£399,500

Fabulous three bed semi detached property with a DOUBLE SIDE EXTENSION and SINGLE STOREY REAR EXTENSION. Boasting an immaculate contemporary interior alongside the trappings of a modern luxurious lifestyle, this stunning home would appeal to aspiring professional couples and families alike. Briefly comprising of hallway, spacious lounge, family dining kitchen with open plan to dining room and opening out to a sitting area overlooking the rear garden. The first floor affords the master bedroom which has open plan to a dressing area with fitted furniture, two further bedrooms and a four-piece family bathroom. There is a fixed staircase rising to the converted loft space with sky-light window (no building regs - storage only). Externally to the front are electronic gates leading to a tarmacadam driveway with generous off road parking. To the rear is a full width decked patio with steps up to an "Astroturf" lawned garden and further patio at the foot housing a covered "Hot Tub". Situated in the much sought after area of Alkrington with easy walking distance to its shops and excellent schooling, whilst Middleton town centre and its range of amenities are easily accessible. The M60 motorway network is just a short drive away making this property a good choice for the commuter.

GROUND FLOOR

HALLWAY

Hallway with spotlights, "Calacatta" porcelain tiled flooring and staircase rising to the first floor.

LOUNGE

6.83m x 3.43m (22'4" x 11'3")

Front aspect with a feature media wall incorporating a living flame effect electric fire, feature split level ceiling with spotlights, carpet flooring, radiator and wooden shutter blinds.



FAMILY DINING KITCHEN AND SITTING AREA

7.69m x 6.69m (25'2" x 21'11")

Impressive family dining kitchen with central island/breakfast bar accommodating induction hob and fitted units, a range of matching wall and base units incorporating inset stainless steel sink with mirrored splashback and under-lighting, built in electric oven and microwave, integrated dishwasher and washing machine, under-stair storage and space and plumbing for an "American" style fridge/freezer. There is also a feature "lantern" style ceiling, "Vanetian" plastered walls, luxurious "Calacatta" porcelain tiled flooring opening out to the sitting area with a feature media wall incorporating a living flame effect electric fire, spotlights, two tall radiators and four-leaf folding doors leading to the rear garden.



DINING ROOM

3.91m x 2.08m (12'9" x 6'9")

Front aspect with "Calacatta" porcelain tiled flooring, wooden shutter blinds and radiator.

FIRST FLOOR

MASTER BEDROOM / DRESSING ROOM

7.00m x 3.02m (22'11" x 9'10")

Front to rear aspect with a feature wall housing wall mounted T.V and shelving, fitted cushioned headboard, bedside cabinets, wooden shutter blinds, radiator and carpet flooring. Open plan to the dressing area incorporating a range of fitted wardrobes with matching dresser, wall and floor cabinets, carpet flooring, radiator and wooden shutter blinds.



BEDROOM 2

4.86m x 2.14m (15'11" x 7'0")

Rear aspect with carpet flooring, radiator and wooden shutter blinds.

BEDROOM 3

3.28m x 2.13m (10'9" x 6'11")

Front aspect with feature panelled wall, carpet flooring, radiator and wooden shutter blinds.



OUTSIDE

Externally to the front are electronic gates leading to a tarmacadam driveway with generous off road parking. To the rear is a full width decked patio with steps up to an "Astroturf" lawned garden and further patio at the foot housing a covered "Hot Tub".



BATHROOM

FOUR-piece bathroom comprising of "deep fill" bath with shower off mixer taps, separate shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls and flooring, spotlights and heated towel rail.



LOFT ROOM

4.81m x 4.43m (15'9" x 14'6")

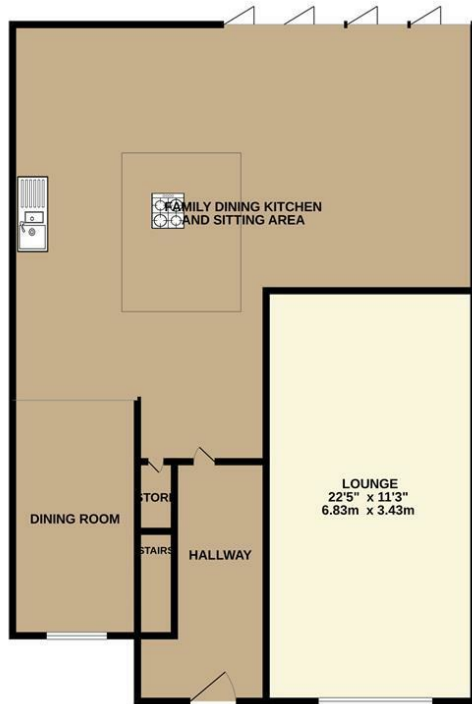
Accessed via fixed staircase from the landing to this useful loft room with sky-light window, carpet flooring, T.V point and radiator. (no building regs - storage only)

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			
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			
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
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA : 1564 sq.ft. (145.3 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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