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22 Compton Way, Middleton



- Three Bed Semi Detached With Fabulous Rear Lawned Garden
 - Gas Central Heated / Double Glazed Windows
 - Lounge / Dining Area With Open Plan To Kitchen
 - Rear Conservatory / Three-Piece Bathroom
- Block-Paved Driveway / Garage / Lawned Front Garden With Block Paved Paths
 - Rear Patio Leading To A Large Established Lawned Garden

Asking Price £250,000

Three bed semi detached with driveway, garage and lawned gardens to the front and rear. Briefly comprising of lounge, breakfast kitchen with separate dining area leading to a conservatory at the rear. The first floor affords three bedrooms and a three-piece bathroom. Externally to the front is a lawned garden with block paved path and paving and a separate driveway leading to a garage. Gated access down the side leads to the rear paved patio and a large mature lawned garden with soil borders housing a variety of mature trees and shrubs. Situated in a very well regarded area of Middleton ideal for access to the towns shops, schools and facilities, also providing convenient transport links to Manchester and ideal for access to the M60 motorway network.

GROUND FLOOR

PORCH

Enclosed porch with laminate flooring. Double doors lead to ...

HALLWAY

Entrance hallway with laminated wooden flooring, radiator, under-stair storage, access to kitchen and lounge and staircase rising to the first floor.

LOUNGE

3.85m x 3.61m (12'7" x 11'10")

Front aspect with gas fire set within feature surround, coved ceiling, laminated wooden flooring, T.V point and radiator. Double doors lead to the dining area.



DINING AREA

2.65m x 2.56m (8'8" x 8'4")

Rear aspect with laminated wooden flooring, spotlights, radiator and sliding doors to the conservatory. Open access to kitchen.



KITCHEN

2.94m x 2.56m (9'7" x 8'4")

Rear aspect with a range of wall and base units incorporating resin sink, attached breakfast bar, gas hob with extractor above, built in electric oven, space and plumbing for an automatic washing machine, spotlights and fully tiled walls and flooring.

CONSERVATORY

2.85m x 2.71m (9'4" x 8'10")

Rear aspect with tiled flooring, ceiling fan and radiator. Double doors lead to the rear patio and garden.

FIRST FLOOR

BEDROOM 1

3.69m x 3.44m (12'1" x 11'3")

Front aspect with fitted wardrobes and matching bedside cabinets, laminated wooden flooring and radiator.



BEDROOM 2

3.43m x 2.90m (11'3" x 9'6")

Rear aspect with laminated wooden flooring, fitted wardrobes, shower cubicle and radiator.



BEDROOM 3

2.49m x 2.02m (8'2" x 6'7")

Front aspect with fitted wardrobes, carpet flooring and radiator.



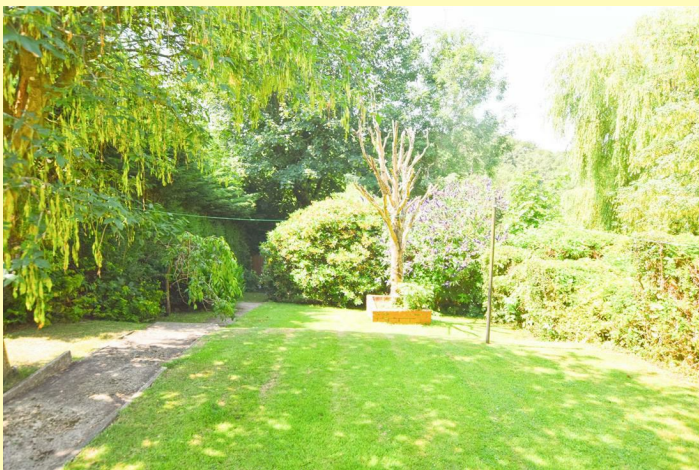
BATHROOM

Three-piece bathroom comprising of bath with shower off mixer taps, sink unit, low-level W.C, fully tiled walls, laminate flooring and heater towel rail.



OUTSIDE

Externally to the front is a lawned garden with block paved path and paving and a separate driveway leading to a garage. Gated access down the side leads to the rear paved patio and a large mature lawned garden with soil borders housing a variety of mature trees and shrubs.



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
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



3 BED SEMI-DETACHED

TOTAL FLOOR AREA : 852 sq.ft. (79.2 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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