



• mcgowan homes •

2 Thornham Lane, Middleton



- Three Bed End Cottage In Good Order Throughout
- Gas Central Heated / uPVC Double Glazed Windows
- Lounge / Dining Room / Down-Stair W.C And Utility
 - Three Double Bedrooms / Three-Piece Bathroom
 - Enclosed Rear Garden With Patio
 - Access To Tandle Hill

Offers In Excess Of £200,000

Delightful Three Bed Extended End Cottage With Enclosed Rear Garden And A Spacious Quaint Interior. Briefly comprising of gas central heating, double glazed windows, lounge, dining room, kitchen and down-stair W.C. There is also a useful utility room which is accessed externally from the rear garden. The first floor affords three double bedrooms and a three-piece bathroom. Externally to the front is a walled and block-paved garden and to the rear a patio area leading to a neatly tended enclosed lawned garden with paths and paving. There is also a further garden accessed via a gate which is a rented portion of land. Situated on the edge of the access to Tandle Hill and Rochdale Canal ideal for lovely country walks and convenient for local shops, amenities, transport links and the motorway network.

GROUND FLOOR

LOUNGE

4.3m x 4.2m (14'1" x 13'9")

Front aspect with living flame gas fire set within surround, feature beamed ceiling, laminated wooden floor covering, T.V point and radiator.



KITCHEN

4.6m x 2.4m (15'1" x 7'10")

Front aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, electric hob with extractor above, built in double electric oven, wall mounted combi boiler, tiled flooring and radiator. Double doors to the dining room.



DINING ROOM

3.7m x 3.1m (12'1" x 10'2")

Rear aspect with feature exposed brick walls, laminated wooden floor covering, radiator and double doors to the rear garden. Staircase to the first floor and access to inner porch.



INNER PORCH

Inner porch affording good storage and access to W.C.

W.C

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

UTILITY

2.5m x 1.9m (8'2" x 6'2")

Rear aspect with Belfast sink, space and plumbing for an automatic washing machine and tiled flooring.

FIRST FLOOR

BEDROOM 1

4.3m x 3.7m (14'1" x 12'1")

Front aspect with carpet flooring and radiator.



BEDROOM 2

4.3m x 2.5m (14'1" x 8'2")

Front to rear aspect with carpet flooring and radiator.



BEDROOM 3

3.7m x 2.7m (12'1" x 8'10")

Rear aspect with T.V point, fitted cupboard, carpet flooring and radiator.



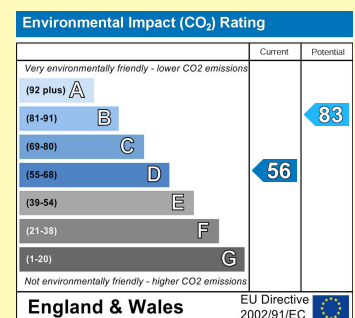
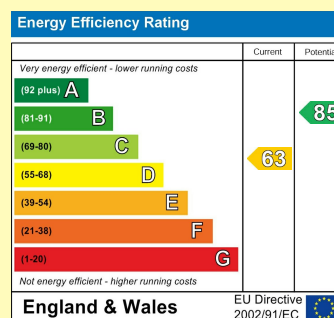
BATHROOM

Three-piece bathroom comprising of bath with shower above, vanity wash-basin with fitted cupboard below, low-level W.C, part tiled walls and wooden flooring.

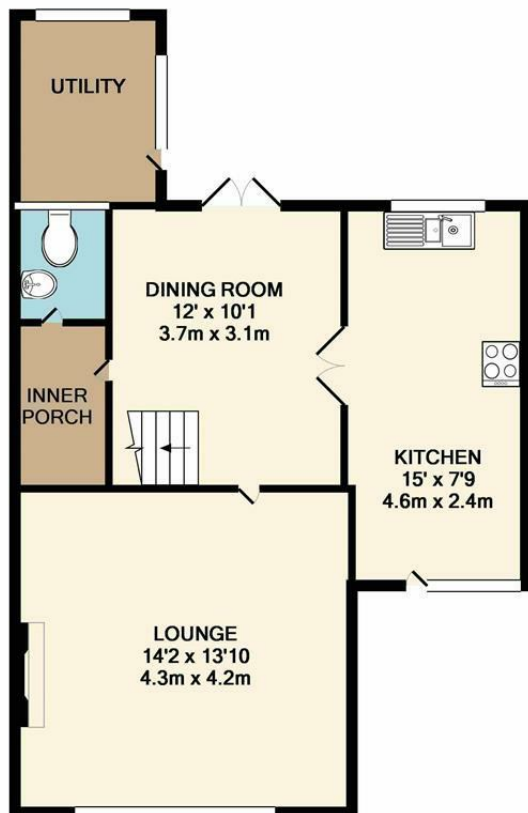


OUTSIDE

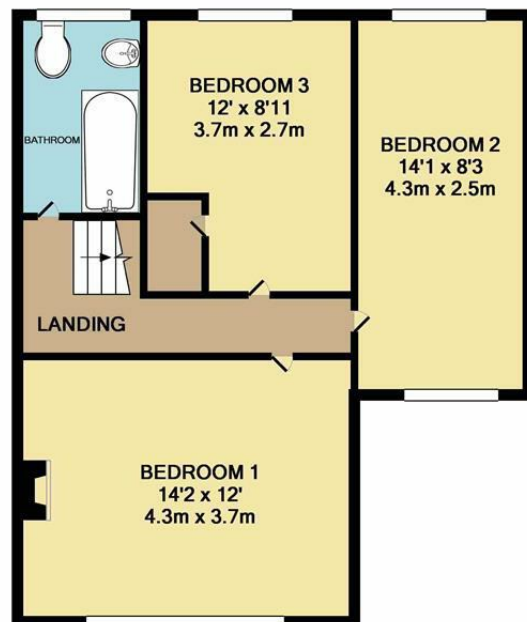
Externally to the front is a walled and block-paved garden and to the rear a patio area leading to a neatly tended enclosed lawned garden with paths and paving. There is also a further garden accessed via a gate which is a rented portion of land.



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
APPROX. FLOOR
AREA 543 SQ.FT.
(50.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 492 SQ.FT.
(45.7 SQ.M.)

2 THORNHAM LANE
TOTAL APPROX. FLOOR AREA 1035 SQ.FT. (96.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2018

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

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.