



**Boarshaw Road, Middleton**

Manchester



Offers Over **£180,000**

# Boarshaw Road

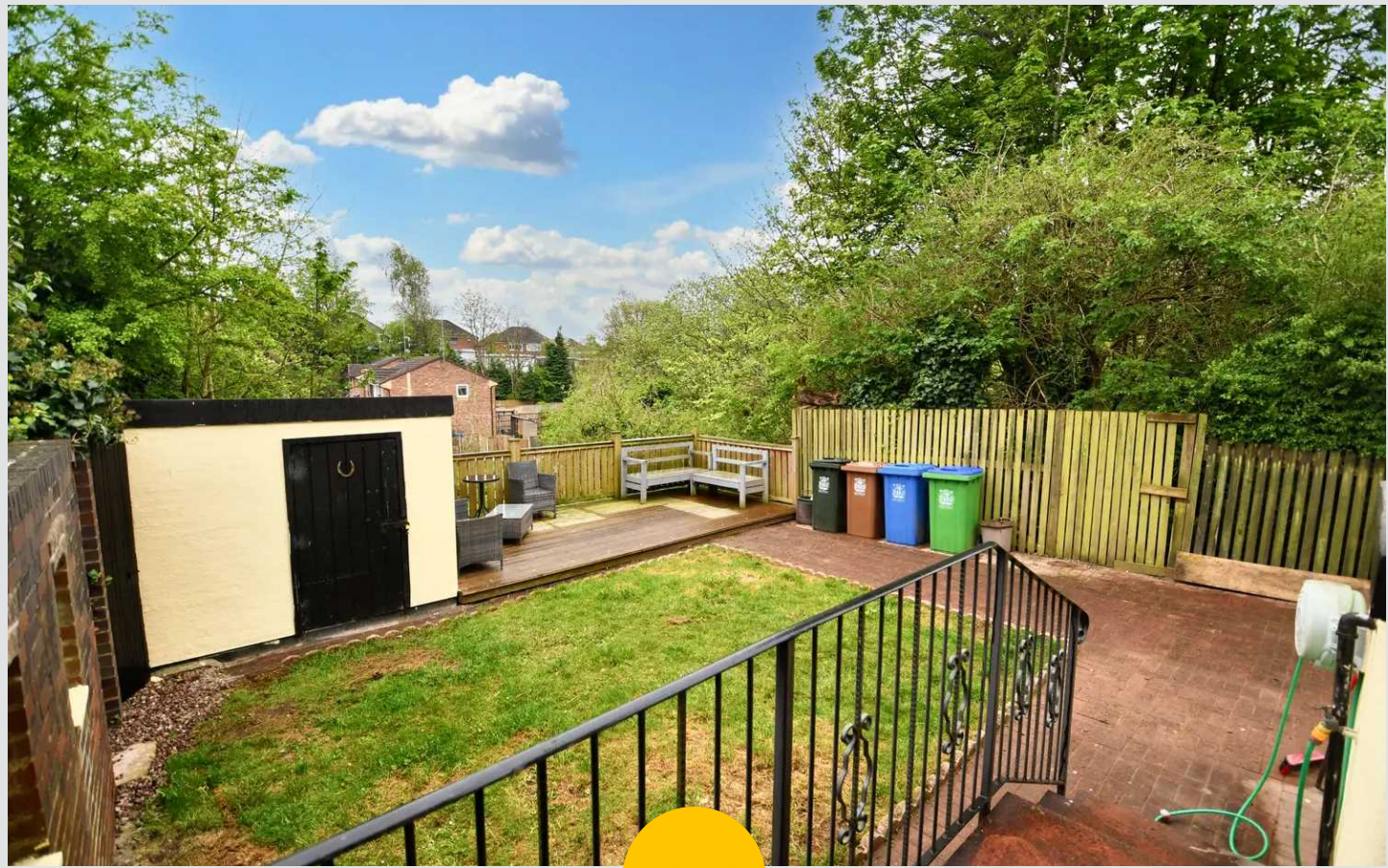
Middleton, Manchester

Located within walking distance to Middleton town centre is this SPACIOUS TWO BEDROOM TERRACE PROPERTY spread over THREE FLOORS. Offering an open plan KITCHEN/ DINER, TWO DOUBLE BEDROOMS and an ADDITIONAL LOFT ROOM currently being used as a sleeping area.

Council Tax band: A

Tenure: Leasehold

- Redecorated Throughout to a Good Standard, Along with New Carpets Upstairs and New Decking in the Garden
- Benefitting from a Loft Room with the Potential to Convert to a Bedroom Subject to the Relevant Permissions
- Generous Lounge, a Spacious Kitchen Diner and a Contemporary Four-Piece Bathroom
- Large garden with Laid-to-Lawn, Newly Fitted Decking and Paved Areas. Views over Whit Brook
- Within Walking Distance of Middleton Town Centre, Close to Local Amenities and Local Schooling
- Within Easy Access of Transport Links into Manchester, Close to the M60 Motorway and Within Walking Distance of Mills Hill Train Station
- Ideal First Time Home or Investment
- Viewing is Highly Recommended!
- Large Two Double Bedroom End Terrace Complete With An Additional Loft Room Currently Being Used As A Sleeping Area
- Additional Gated Paved Land to the Side of the Property, Currently Leased from the Council.



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### **Porch**

4' 6" x 4' 10" (1.38m x 1.48m)

UPVC door to the front, ceiling light point, wall mounted radiator, and laminate flooring.

### **Living Room**

18' 1" x 13' 1" (5.50m x 4.00m)

A welcoming lounge complete with a gas fire and surround, double doors leading into the kitchen diner, double glazed window to the front and side, two wall mounted radiators, laminate flooring, two wall mounted lights and ceiling light point.

### **Downstairs W.C**

5' 11" x 2' 0" (1.80m x 0.60m)

Fitted with a two piece suite - W.C and hand wash basin. Tiled flooring, full tiled walls and ceiling light point.

### **Kitchen Diner**

13' 2" x 11' 10" (4.01m x 3.60m)

Fitted with a range of wall and base units, contrasting work tops with integral sink and drainer. Integrated oven, hob and extractor fan. Space for washer, tumble dryer and dishwasher. Space for freestanding fridge/freezer. Tiled flooring, double glazed window to the side and rear, part tiled walls, UPVC door leading to the rear and multiple spotlights.

### **First Floor Landing**

New carpeted flooring, loft access, double glazed window to the rear and multiple spotlights.

### **Bathroom**

13' 11" x 6' 5" (4.24m x 1.96m)

Fitted with a four piece suite - W.C, hand wash basin, bath and shower cubicle. Tiled flooring, frosted double glazed window to the front, hand towel rail, wall mounted cupboards and mirror, full tiled walls and multiple spotlights



### Bedroom One

13' 4" x 11' 2" (4.07m x 3.40m)

Double glazed window to the side and front, new carpeted flooring, wall mounted radiator, two wall mounted lights and ceiling light point.

### Bedroom Two

11' 2" x 8' 10" (3.40m x 2.70m)

Double glazed window to side and rear, new carpeted flooring, wall mounted radiator and ceiling light point.

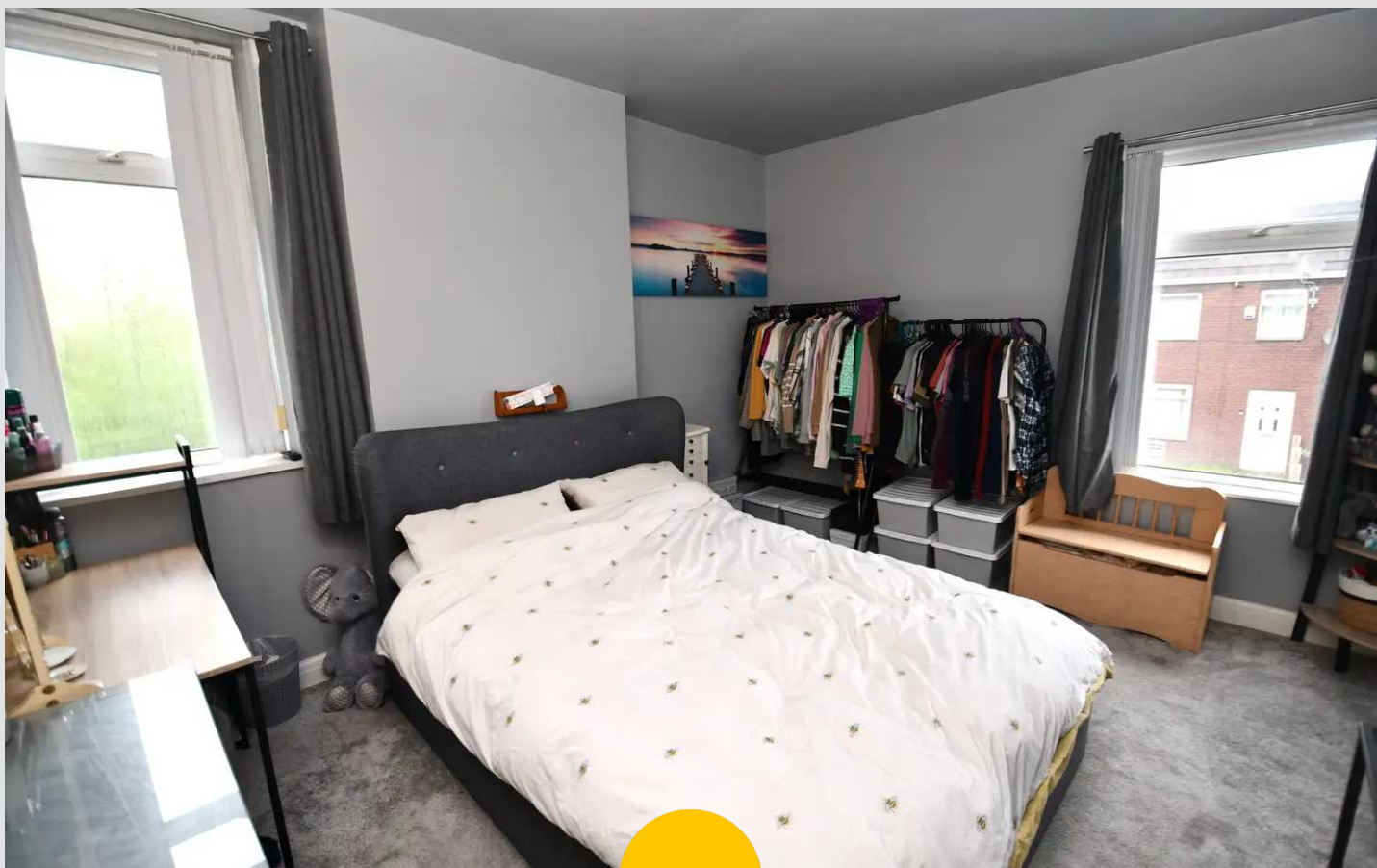
### Loft Room

17' 1" x 8' 10" (5.20m x 2.70m)

Velux window, new carpeted flooring, wall mounted radiator and ceiling light point.

### Externally

The rear of the property comprises of a newly built decked seating area, block paving, laid-to-lawn grass and a brick built outhouse complete with electric. The side of the property comprises of a further paved gated area which is currently leased from the council, which provides additional garden space or secure off road parking.



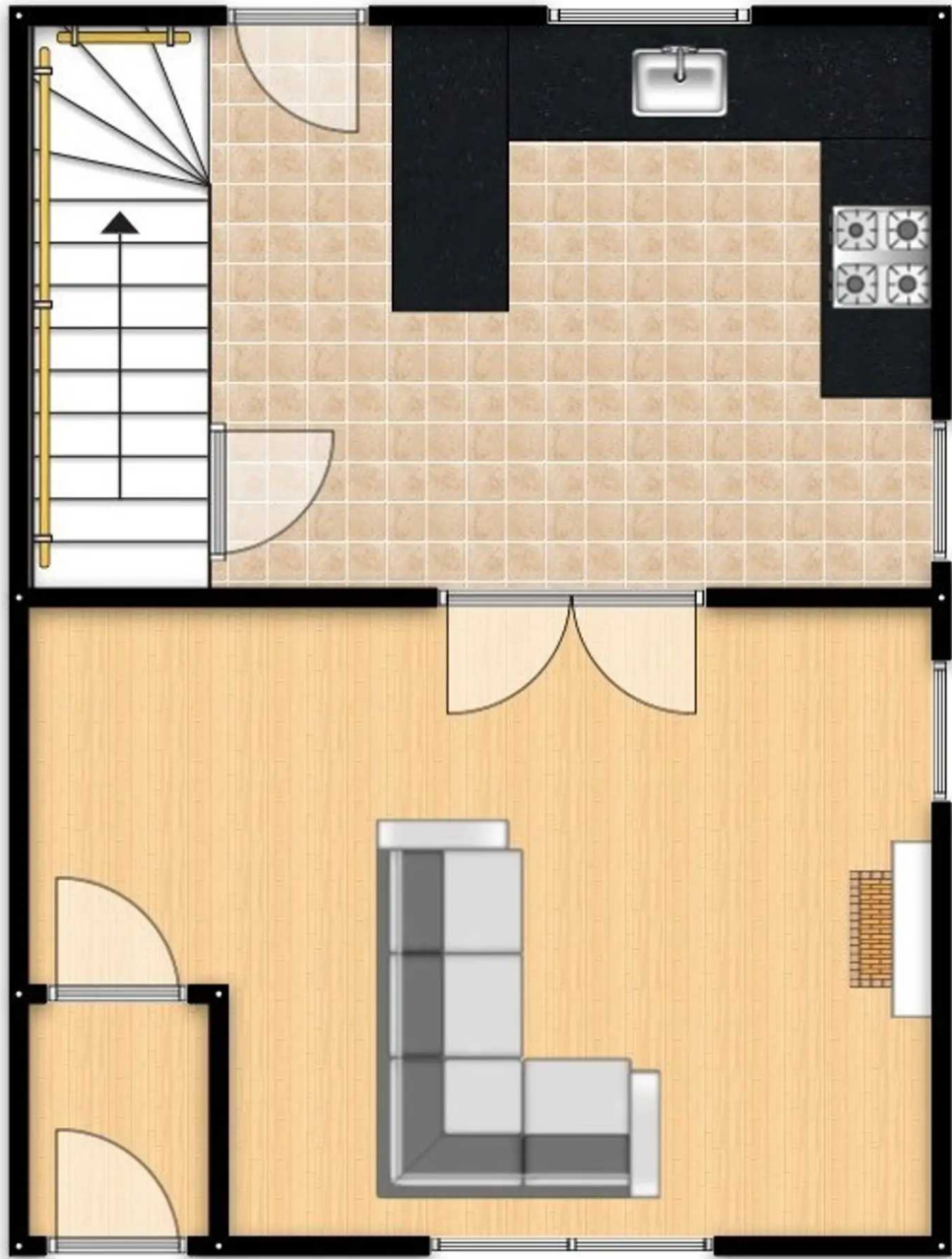
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