



## 30 Boar Green Close

, Manchester, M40 3AW

**Offers Over £330,000**

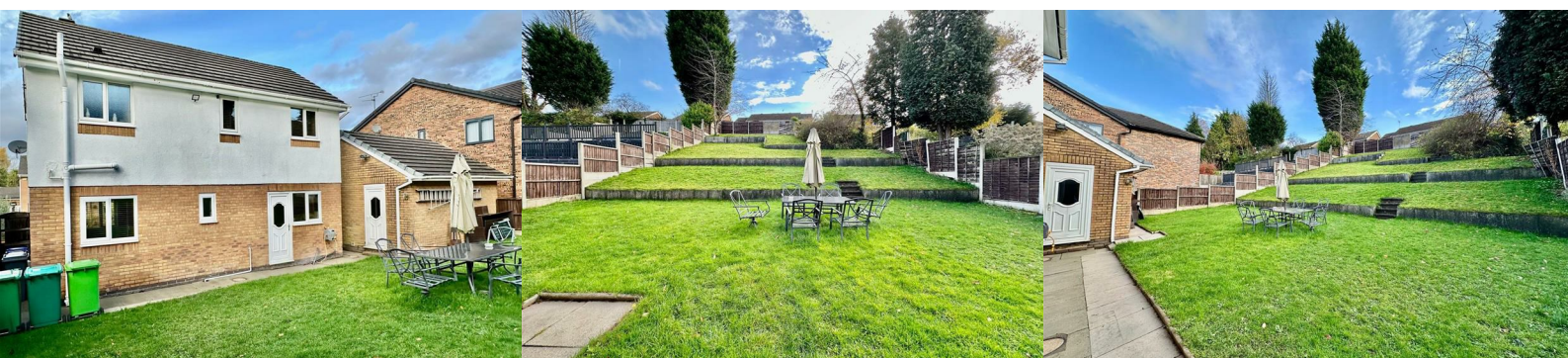


\*\*\*DETACHED\*\*\*LARGE DRIVEWAY\*\*\*SPACIOUS DETACHED GARAGE\*\*\*THREE BATHROOMS\*\*\* Cousins Estate Agents are pleased to present this three bedroom detached property in excellent condition on the ever popular Boar Green Close in New Moston, and ideal for the expanding family are anyone seeking spacious accommodation.

With a detached garage, expansive stepped rear garden and large driveway to the front of the property it definitely is one to have the desired 'kurb appeal'.

Upon entrance to the property, there is a welcoming hallway with the main living room to the right spanning the full length of the property and is brightly lit with windows to the rear garden and open driveway. To the left there is the bay fronted modern kitchen/diner running the full length of the house. There is also a downstairs WC off the hallway.

Upstairs, there are three well-proportioned bedrooms. The main bedroom also benefits from a en-suite bath room with bath and WC. The main family bathroom is fitted with a shower suite including WC and sink.



Hallway 13'5"\*6'1" (4.1\*1.86)

Downstairs WC 6'0"\*2'11" (1.835\*0.9)

Living Room 16'4"\*10'3" (5\*3.14)

Kitchen/Diner 16'4"\*9'2" (5\*2.8)

Landing

Bedroom 1 9'10"\*9'5" (3\*2.88)

Bedroom 2 9'5"\*6'2" (2.88\*1.9)

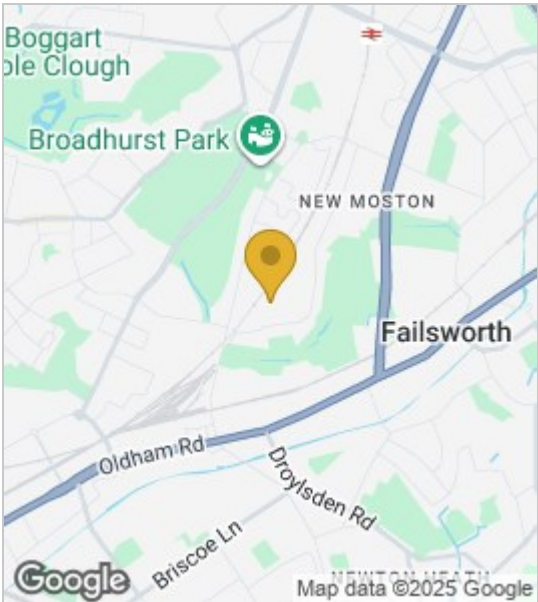
Bedroom 3 13'1"\*10'2" (4\*3.1)

Ensuite 5'8"\*7'0" (1.73\*2.14)

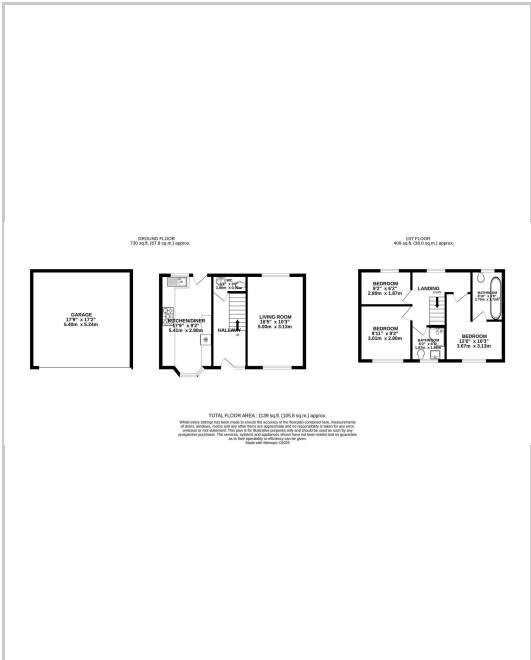
Bathroom 6'0"\*6'5" (1.84\*1.96)

EPC: D

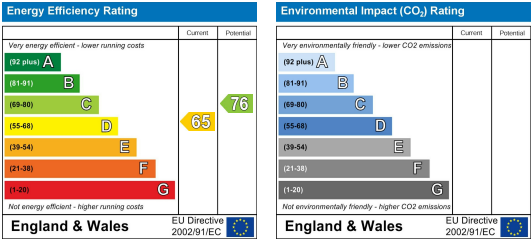
Area Map



Floor Plans



Energy Efficiency Graph



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