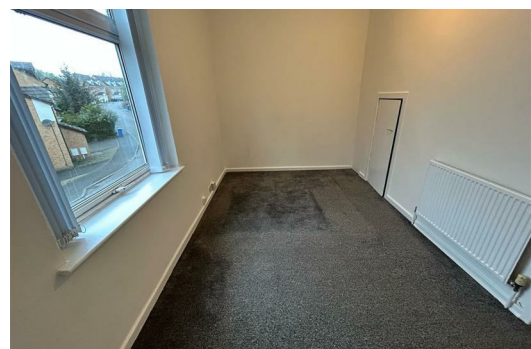
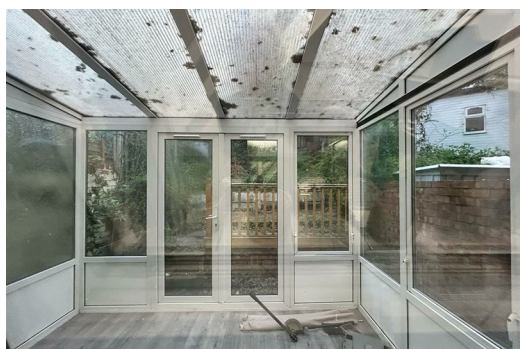
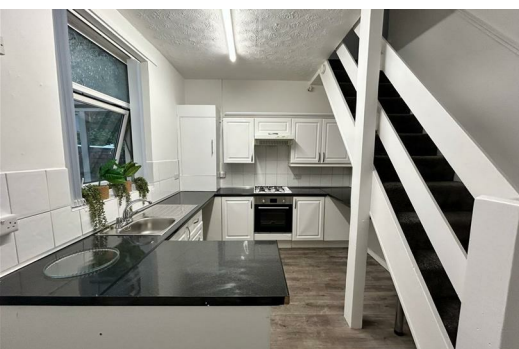




Boarshaw Clough, Manchester, Greater Manchester M24 2NG Offers In Excess Of £150,000

A well-presented, spacious, two-bedroom, two reception room, mid-terrace with a loft room set over three floors and within walking distance to the Middleton Town Centre where there are many shopping facilities, restaurants, and pubs for you to enjoy. The property is an ideal family home for a young person/couple, a second time buyer or an older person/couple looking to downsize. The house itself is in a prime position for schools, local parks, local amenities, and motorway links.

The property comprises; Ground floor - vestibule, lounge, a fitted kitchen/diner, a conservatory, and patio doors to the garden area. To the first floor there are two good sized bedrooms and a four-piece bathroom suite which includes a separate shower cubicle. To the second floor there is a loft room which could be used as an office, guest space or storage. Externally there is a small garden to the front and the rear of the house.

The property benefits from gas central heating, uPVC double glazing, neutral decoration, neutral flooring throughout.

Parking is to the front of the property on the street and the house is well situated for commuters to the surrounding areas like Oldham, Rochdale, Failsworth, Chadderton and Manchester City Centre. It is also within a short drive to the surrounding motorway network.

The house is ready to move into however a potential buyer may want to upgrade a few areas.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure:

Leasehold

Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings

Important Information for Successful Buyers:

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

