



5 Old Trafford Park  
Borrans Lane, Middleton,  
I.A3 3OP

5 Old Trafford Park, Borrans Lane, Middleton

## ***The property at a glance***

2  1  1 

- Detached Park Home
- Two Bedrooms
- Living Room
- Kitchen
- Bathroom
- Tenure: Leasehold
- Band:
- Popular Residential Site
- Transport links



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# **£65,000**



# Get to know the property



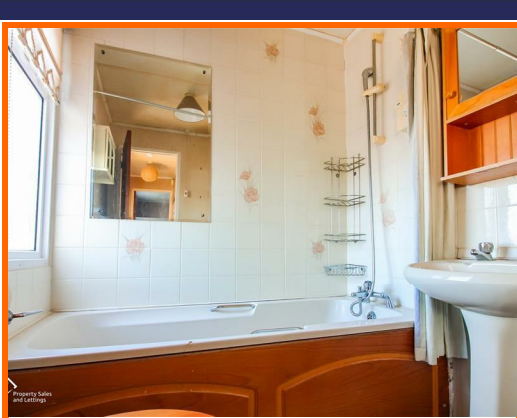
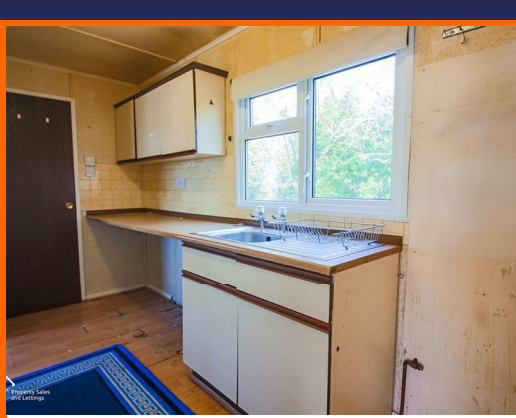
Nestled in the serene surroundings of Borrans Lane, Middleton, this charming residential park home offers a delightful retreat for those seeking comfort and convenience. With a spacious lounge that invites relaxation, this property is perfect for individuals or couples looking for a peaceful living environment.

The home features two well-appointed bedrooms, providing a cosy sanctuary for rest. The bathroom is designed with practicality in mind, ensuring all your needs are met. The layout of the property maximises space, creating an inviting atmosphere throughout.

One of the standout features of this park home is the allocated parking for one vehicle, making it easy for you to come and go as you please. Additionally, the property boasts excellent access to the M6 link road, ensuring that commuting and exploring the surrounding areas is both straightforward and convenient.

This park home is not just a place to live; it is a lifestyle choice that offers a sense of community and tranquillity. Whether you are looking to downsize or simply seeking a peaceful abode, this property on Borrans Lane is an excellent opportunity not to be missed. Embrace the charm of park home living in a location that combines comfort with accessibility.





## Porch

1.52m x 2.13m (5'71" x 7'88")

UPVC double glazed door to entry, central heating radiator, UPVC double glazed windows, single glazed folding door to hallway.

## Hallway

2.13m x 0.61m (7'89" x 2'97")

Doors to bathroom, bedrooms 1 and 2, and kitchen.

## Bedroom 1

2.74m x 2.74m (9'82" x 9'99")

UPVC double glazed window, central heating radiator, built in wardrobes and dresser.

## Bedroom 2

2.34m x 2.44m (7'08" x 8'48")

UPVC double glazed window, central heating radiator

## Bathroom

1.52m x 1.83m (5'49" x 6'44")

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, low level WC, bath with mixer tap and rinse head, tile effect vinyl flooring.

## Kitchen

3.96m x 2.44m (13'31" x 8'49")

UPVC double glazed window, central heating radiator, laminate worktops, wall and base units, stainless steel with traditional taps and draining board, pantry cupboard, storage cupboard with worcester boiler, door to living room.

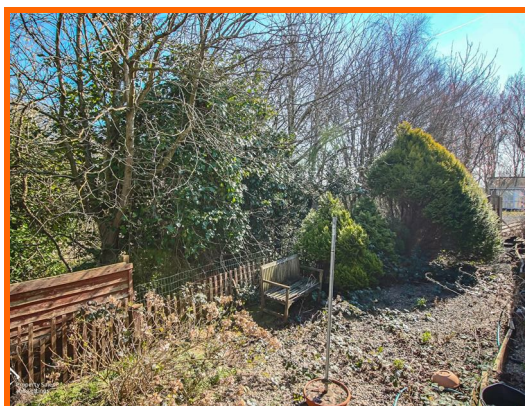
## Living Room

3.96m x 3.35m (13'26" x 11'60")

2x UPVC double glazed bay windows, UPVC double glazed window, 3x central heating radiators, electric fire with wooden mantel and tiled surround and hearth, UPVC double glazed door to external.

## External

Paved parking area for two cars, rear garden area with laid lawn and mature plants.







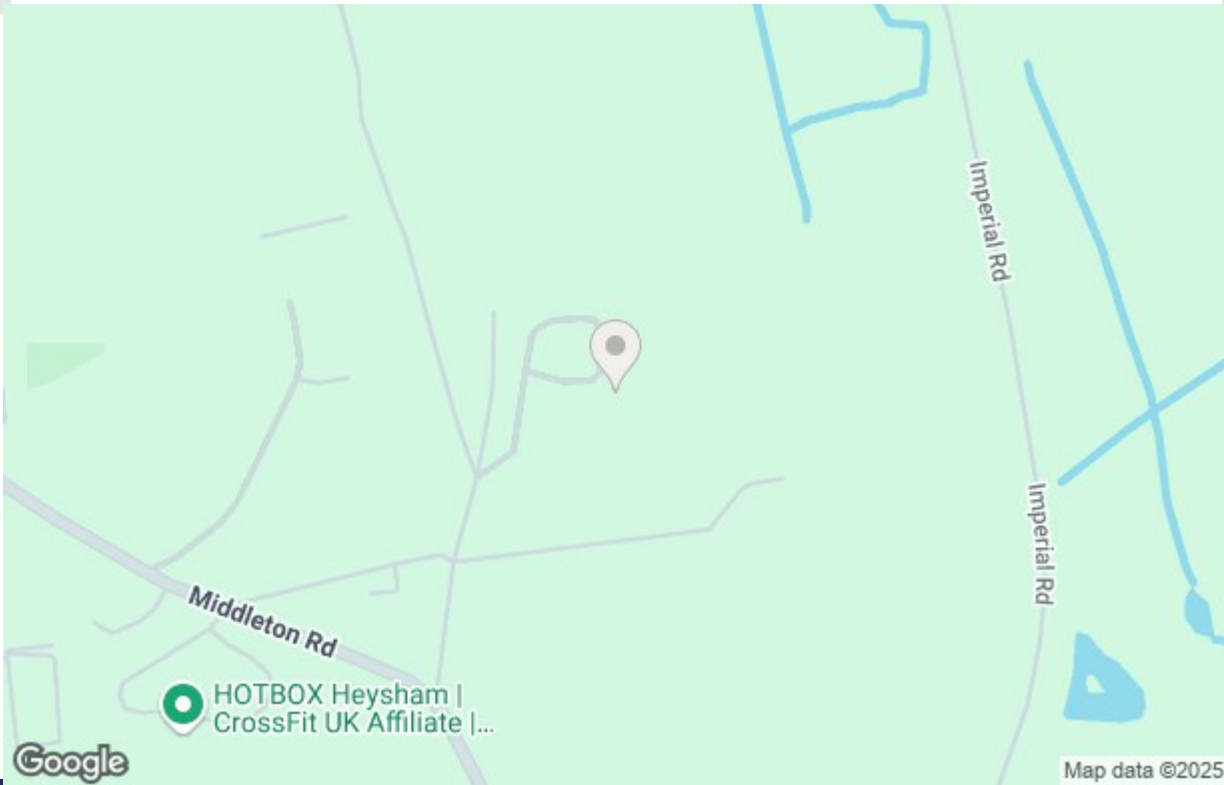
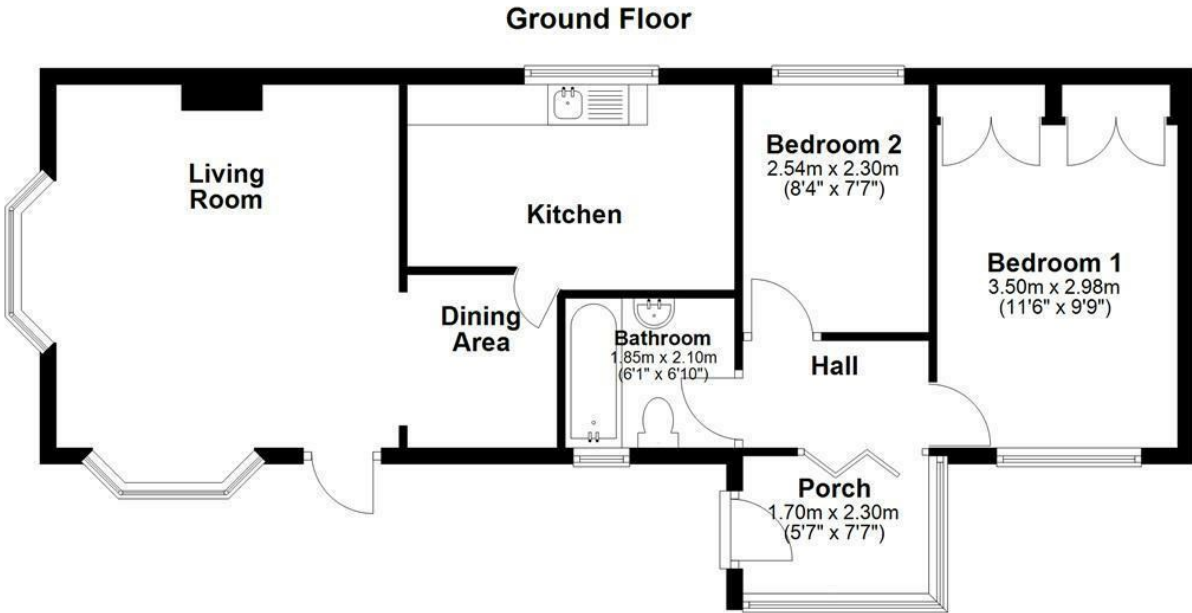
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# Take a nosey round



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (65-80) <b>C</b>                            |  |                         |           |
| (55-64) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (65-80) <b>C</b>  |  |                         |           |
| (55-64) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |