



9 Old Trafford Park  
Borrans Lane, Middleton,  
L.A3 3OP

9 Old Trafford Park, Borrans Lane, Middleton

## *The property at a glance*

2 1 1

- Park Home
- Two Bedrooms
- Living Room
- Conservatory
- Kitchen Diner
- Parking & Garden
- Tenure: Leasehold
- Band: A
- NO CHAIN DELAY!



Get in touch today

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
[gfproperty.co.uk](http://gfproperty.co.uk)

**£65,000**

# Get to know the property



Nestled in the charming area of Borrans Lane, Middleton, this delightful park home for the Over 55's offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, a welcoming lounge, a functional kitchen, and a modern bathroom, this property is ideal for those seeking a tranquil lifestyle without compromising on accessibility.

The park home is situated in a popular location, making it an attractive choice for individuals or couples looking to downsize. The excellent transport links ensure that you are never far from the vibrant amenities of the surrounding area, while the nearby M6 link road provides easy access to both local and regional destinations. Additionally, the beautiful seafront is just minutes away, offering opportunities for leisurely strolls and seaside enjoyment.

Outside, the property boasts a lovely garden, perfect for relaxing in the fresh air or entertaining guests. A designated parking space adds to the convenience of this charming home, making it an ideal retreat for those who appreciate both comfort and practicality.

This park home is a rare find in a sought-after location, presenting an excellent opportunity for anyone looking to settle in Middleton. Whether you are, a retiree, or simply seeking a peaceful abode, this property is sure to meet your needs. Do not miss the chance to make this delightful park home your own.





## Hallway

Central heating radiator, storage cupboard, doors to bathroom, living room and bedrooms 1 & 2.

## Bedroom One

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

## Bedroom Two

UPVC double glazed window, central heating radiator.

## Bathroom

UPVC double glazed frosted window, central heating radiator, bath with traditional taps and over the bath electric feed shower, pedestal wash basin with traditional taps, dual flush WC, partially tiled and partially panelled walls, vinyl flooring.

## Living Room

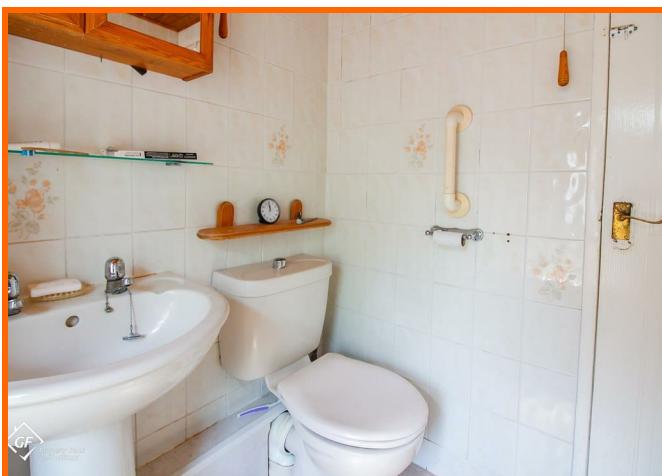
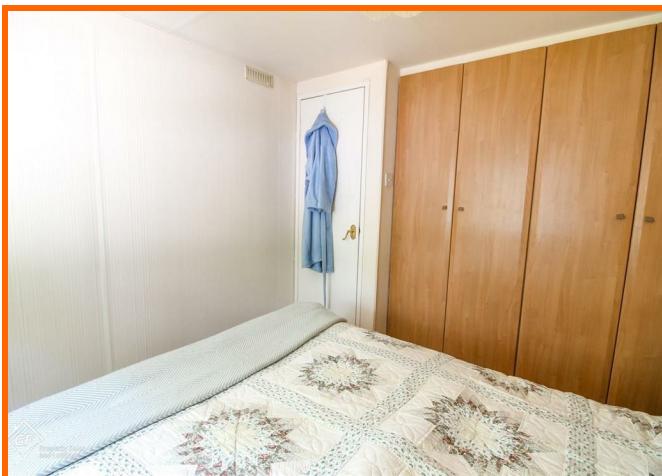
UPVC double glazed window, UPVC double glazed bay window, 2x central heating radiator, electric fire with tiled hearth, double wooden doors to kitchen.

## Kitchen/Dining Room

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, stainless steel sink with mixer tap and draining board, wall and base units, wood effect laminate worktops, space for freestanding cooker, plumbing for washing machine,



**9 Old Trafford Park  
Borrans Lane, Middleton,  
LA3 3QP**



# 9 Old Trafford Park Borrans Lane, Middleton, LA3 3QP

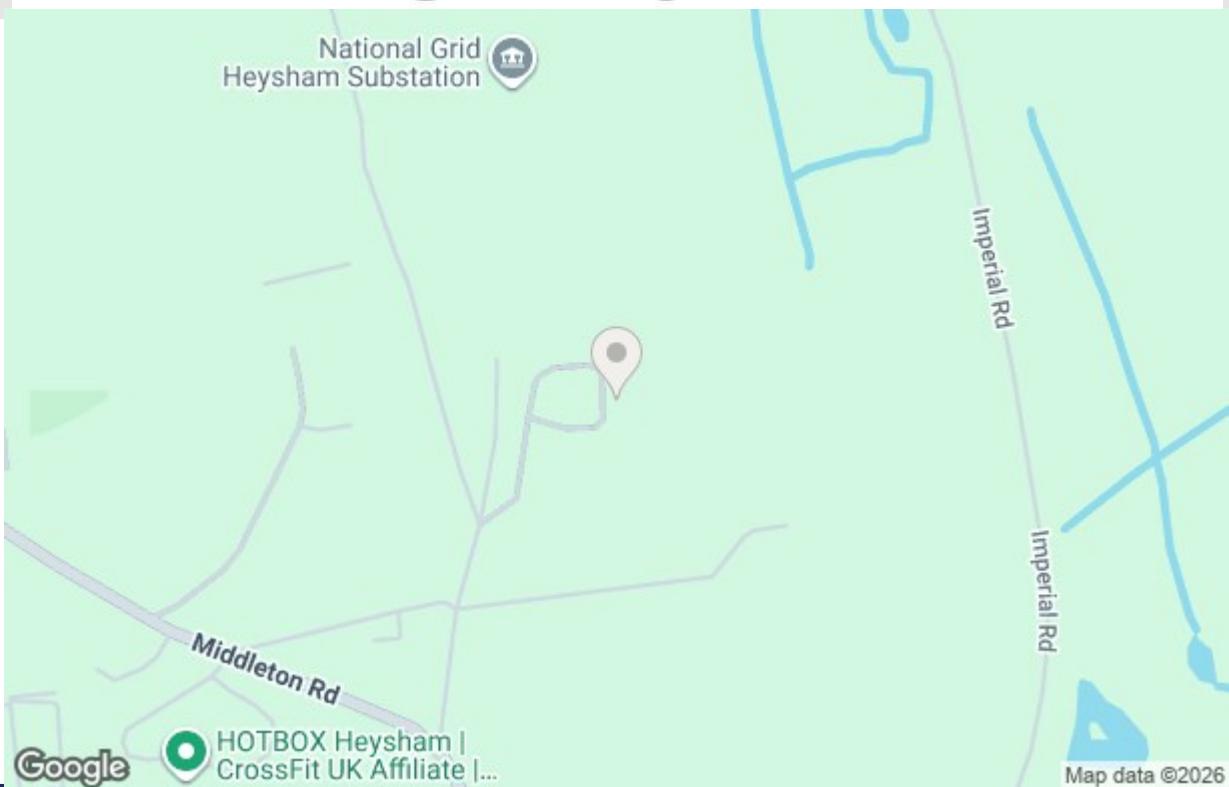
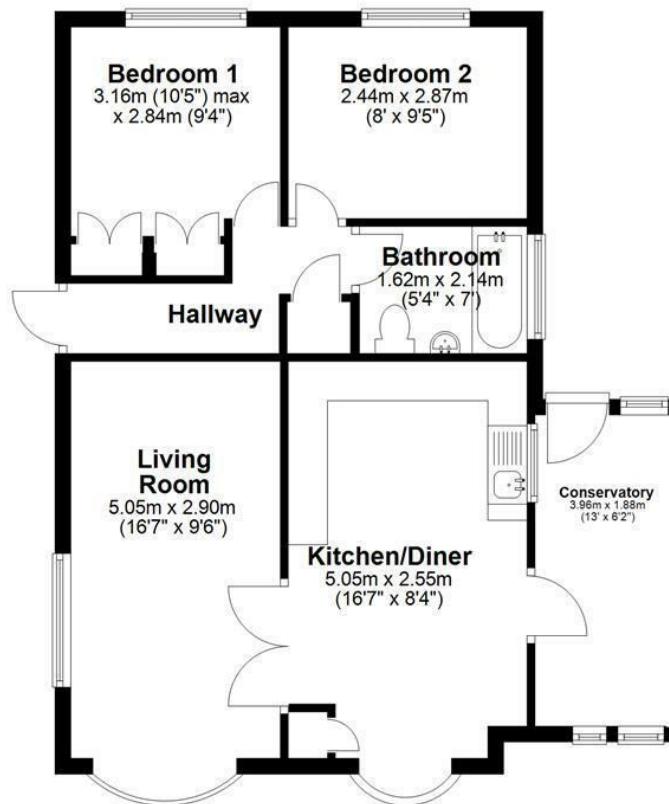


**Get in touch today**

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
[gfproperty.co.uk](http://gfproperty.co.uk)

# Take a nosey round

Ground Floor



Property Sales  
and Lettings

## Get in touch today

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

England & Wales EU Directive 2002/91/EC