



*jordan fishwick*

**NORTHENDEN LANE**  
Boat Lane



## Boat Lane, Northenden Lane, M22 4HR

Offers Over £350,000

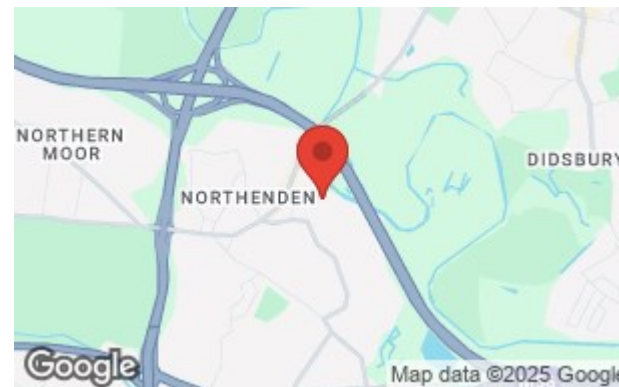


### The Property

A charming end terrace cottage located in a conservation area, presented to a HIGH STANDARD THROUGHOUT, with THREE BEDROOMS, close to NORTHENDEN VILLAGE & NORTHENDEN COMMUNITY SCHOOL. The living space is warmed by gas central heating which is further complemented by uPVC double glazing and includes a bright lounge with French doors out to rear, breakfast kitchen with a comprehensive range of fitted units and modern shower room on the ground floor, with the first floor providing master bedroom with en suite off, walk in wardrobe and South-Easterly facing Juliette balcony, a second double bedroom with in built storage, and a third good sized bedroom. To the rear is a South-Easterly facing lawned garden. The property also benefits from a parking space. \*\*No onward chain\*\*

### Directions

M22 4HR



- Three bedrooms
- Charming end terrace cottage
- Located in Northenden conservation area
- South-Easterly facing garden
- One parking space
- Gas central heating & uPVC double glazing
- Two bathrooms
- Master bedroom with walk-in wardrobe
- Ideal location for access to M56/M60, Airport and City Centre.
- NO CHAIN

Postcode - M22 4HR

EPC Rating - C

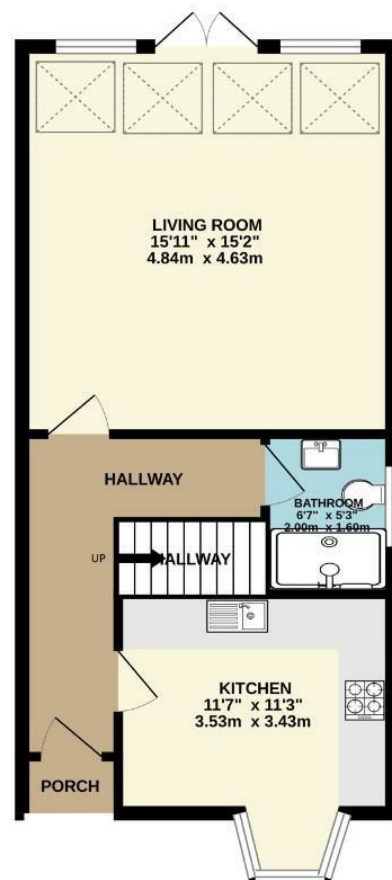
Floor Area - 918.00 sq ft

Local Authority - Manchester City Council

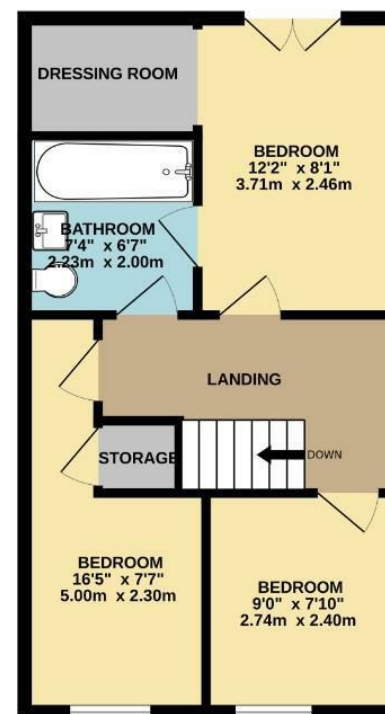
Council Tax - C



GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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