



Boarshaw Clough Way, Middleton M24

- ONE BEDROOM FIRST FLOOR APARTMENT
 - COMMUNAL GARDENS
- CLOSE TO MIDDLETON TOWN CENTRE
- GROUND RENT - £50.00 PER ANNUM
 - LOTS OF POTENTIAL
- IDEAL FOR FIRST TIME BUYERS OR LANDLORDS
 - ALLOCATED PARKING FOR ONE CAR
 - EXCELLENT TRANSPORT LINKS
- SERVICE CHARGE - £83.00 PER MONTH
 - EPC RATING - C

Asking Price £90,000

HUNTERS®

HERE TO GET *you* THERE

Hunters are pleased to offer for sale this one-bedroom first floor apartment, ideally located within the popular Boarshaw Clough development. Offering excellent potential, this property is perfectly suited to first time buyers, young professionals, or buy to let investors seeking spacious and conveniently located accommodation.

Accessed via a private entrance with its own foyer, the apartment opens into a hallway. Inside, the property comprises a bright and comfortable lounge, a generously sized kitchen, a double bedroom, and a three piece bathroom suite including WC, hand wash basin and a bath with overhead shower. Externally, residents benefit from well kept communal gardens to the front of the building, creating a pleasant and peaceful setting. The property also includes one allocated parking space for added convenience.

Boarshaw Clough Way is a managed development offering easy access to Middleton town centre, which provides a wide range of shops, eateries, and essential amenities. Excellent transport links nearby connect to Manchester city centre and surrounding areas, making this an ideal base for commuters.

This apartment offers great value and potential in a highly desirable location.

Early viewing is strongly recommended.

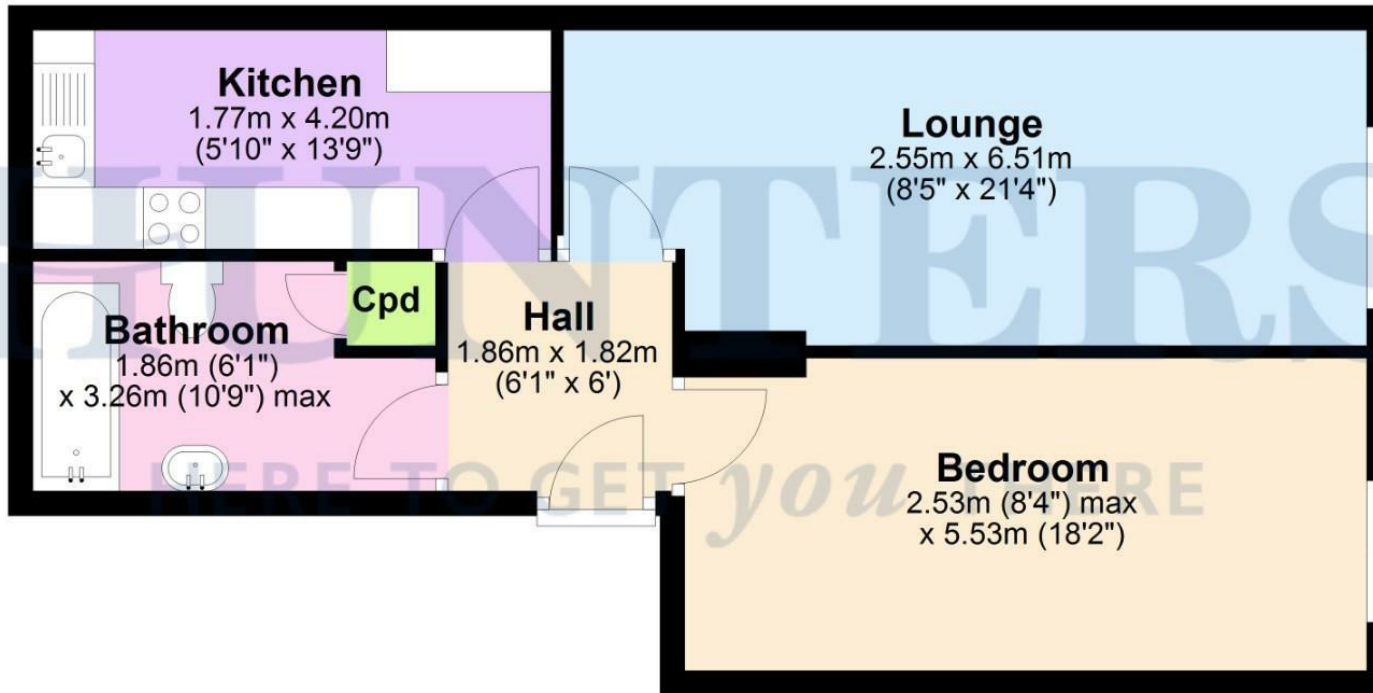
- Tenure: Leasehold - 970 years remaining
- Ground Rent: £50.00 per annum
- Service Charge: £93.00 per month
- EPC Rating: C
- Council Tax Band: A





Ground Floor

Approx. 48.4 sq. metres (520.8 sq. feet)



Total area: approx. 48.4 sq. metres (520.8 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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