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86 Boarshaw Clough Way, Middleton



- Immaculately Presented Two Bed First Floor Apartment
 - Electric Storage Heaters / uPVC Double Glazed
 - Lounge With Open Plan To Kitchen
 - Three-Piece Bathroom
 - Communal Resident Parking
 - Communal Lawned Gardens

Asking Price £87,500

Immaculately presented two bed first floor apartment with communal resident parking and gardens. Briefly comprising of electric radiators, uPVC double glazing, hallway, lounge with open plan to kitchen, three-piece bathroom and two bedrooms. Externally there is secure intercom entry and stairs to the first floor. Externally there are communal resident parking and gardens. Conveniently situated for access to Middleton town centre and its range of shops and facilities, transport links and well placed for the M60 motorway network.

There is an annual service charge of £960 and an annual ground rent of £50.

ENTRANCE

Secure intercom entrance and stairs to the first floor.

HALL

Entrance hall with laminated wooden floor covering.

LOUNGE

5.2m x 3.1m (17'0" x 10'2")

Rear aspect with laminated wooden floor covering, electric radiators and T.V point. Open plan to kitchen.



KITCHEN

2.4m x 1.5m (7'10" x 4'11")

Modern fitted kitchen open plan from the lounge. Comprising of a range of wall and base units, sink unit, electric cooker

point with extractor above, spotlights and space and plumbing for an automatic washing machine.



BEDROOM 1

4.0m x 2.4m (13'1" x 7'10")

Rear aspect with carpet flooring and electric radiator.



BEDROOM 2

2.5m x 2.4m (8'2" x 7'10")

Rear aspect with carpet flooring and electric radiator.



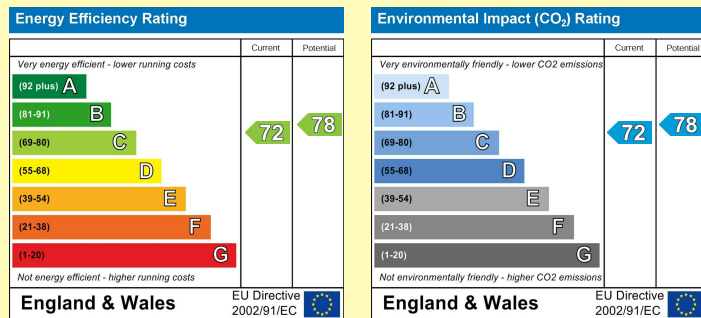
BATHROOM

Three-piece bathroom with bath and shower above, vanity wash-basin with cupboard below, low-level W.C, part tiled walls and laminate flooring.

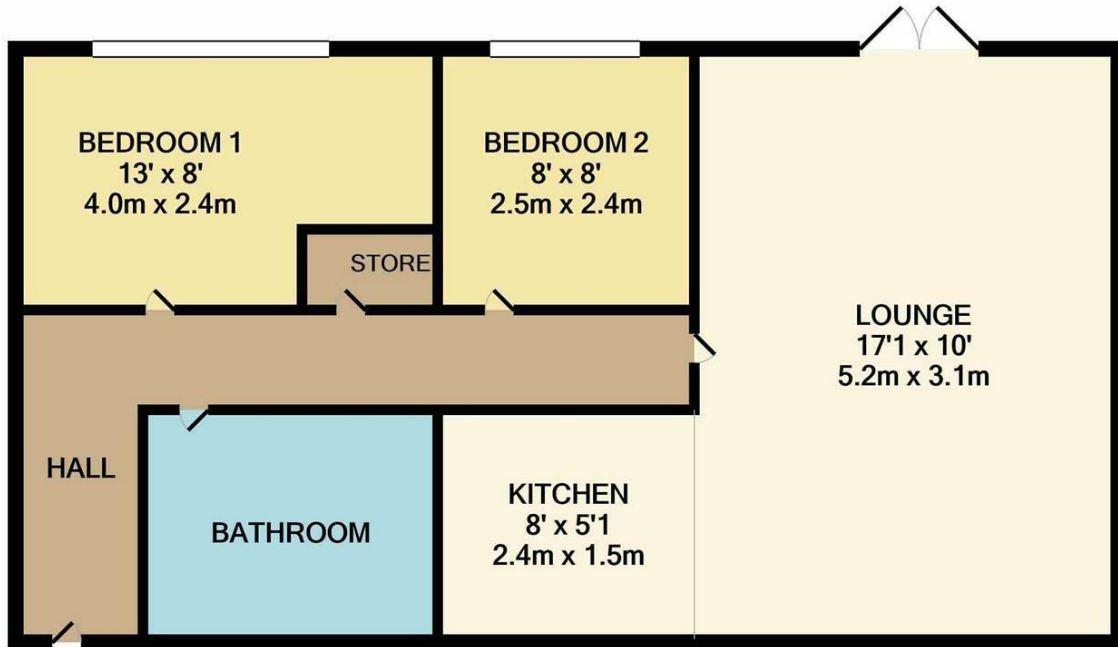


OUTSIDE

Communal resident parking and lawned gardens.



PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**



86 BOARSHAW CLOUGH WAY
 TOTAL APPROX. FLOOR AREA 626 SQ.FT. (58.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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