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111 Boothroyden Road, Blackley



- THREE Bed Mid Townhouse
- Gas Central Heating / uPVC Double Glazed
  - Lounge With Open Plan To Dining Area
    - Kitchen And Conservatory
  - Three-Piece Bathroom And Down-Stair W.C
- Block Paved Driveway / Rear Lawned Garden With Patio Areas

Offers In Excess Of £200,000

THREE bed mid townhouse with rear conservatory, driveway and lawned garden to the rear. Briefly comprising of gas central heating, vestibule entrance leading to a useful down-stair W.C, lounge with open plan to dining area and kitchen and double doors to the rear conservatory. The first floor affords the three bedrooms and a three-piece bathroom. Externally to the front is a block paved driveway with a lawned and soil borders. To the rear is a patio area and lawned garden separated by a path through the middle and a paved patio at the bottom. There is also a raised decked patio at the foot of the garden. Situated in a semi rural position ideal for country walks, coupled with easy access to local shops and amenities, transport links to Manchester city centre and ideal for access to the M60 motorway network.

## GROUND FLOOR

### VESTIBULE

Vestibule entrance with access to lounge and down-stair W.C.

### W.C

Useful down-stair W.C with vanity wash-basin with fitted cupboard below.

### LOUNGE

4.86m x 4.01m (15'11" x 13'1")

Front aspect with living flame gas fire set within feature surround, wall mounted T.V point, covered ceiling, laminated wooden flooring and radiator. Open plan to dining area.



### DINING AREA

3.93m x 2.53m (12'10" x 8'3")

Rear aspect with coved ceiling, radiator and laminated wooden flooring, Access to kitchen and double doors to the conservatory.



### KITCHEN

3.61m x 2.13m (11'10" x 6'11")

Rear aspect with a range of wall and base units incorporating stainless steel sink, electric hob with stainless steel extractor above, built in electric oven, space and plumbing for an automatic washing machine, part tiled walls and laminate flooring.



### CONSERVATORY

3.07m x 2.92m (10'0" x 9'6")

Rear aspect with laminate flooring and access to the rear garden.





## FIRST FLOOR

### BEDROOM 1

3.57m x 2.92m (11'8" x 9'6")

Rear aspect with fitted wardrobes, laminated wooden flooring and radiator.



### BEDROOM 2

3.32m x 2.93m (10'10" x 9'7")

Front aspect with carpet flooring and radiator.

### BEDROOM 3

2.63m x 1.81m (8'7" x 5'11")

Rear aspect with wall mounted T.V, carpet flooring and radiator.

### BATHROOM

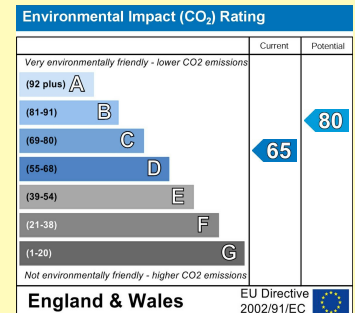
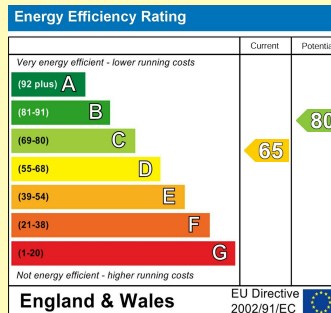
Three-piece bathroom comprising of deep fill bath, vanity wash-basin, low-level W.C, part tiled walls and laminate flooring.



## OUTSIDE

Externally to the front is a block paved driveway with a lawned and soil borders. To the rear is a patio area and lawned garden separated by a path through the middle and

a paved patio at the bottom. There is also a raised decked patio at the foot of the garden.

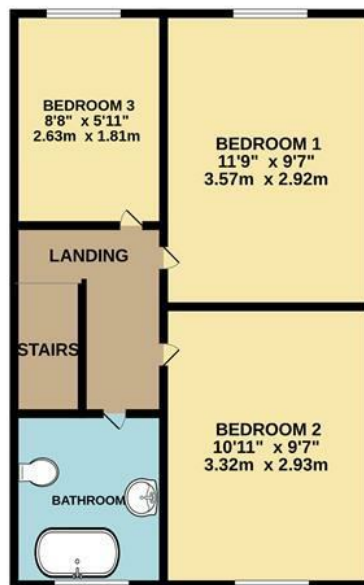


*PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or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

GROUND FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.8 sq.m.) approx.



THREE BED TOWNHOUSE

TOTAL FLOOR AREA: 936 sq.ft. (86.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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