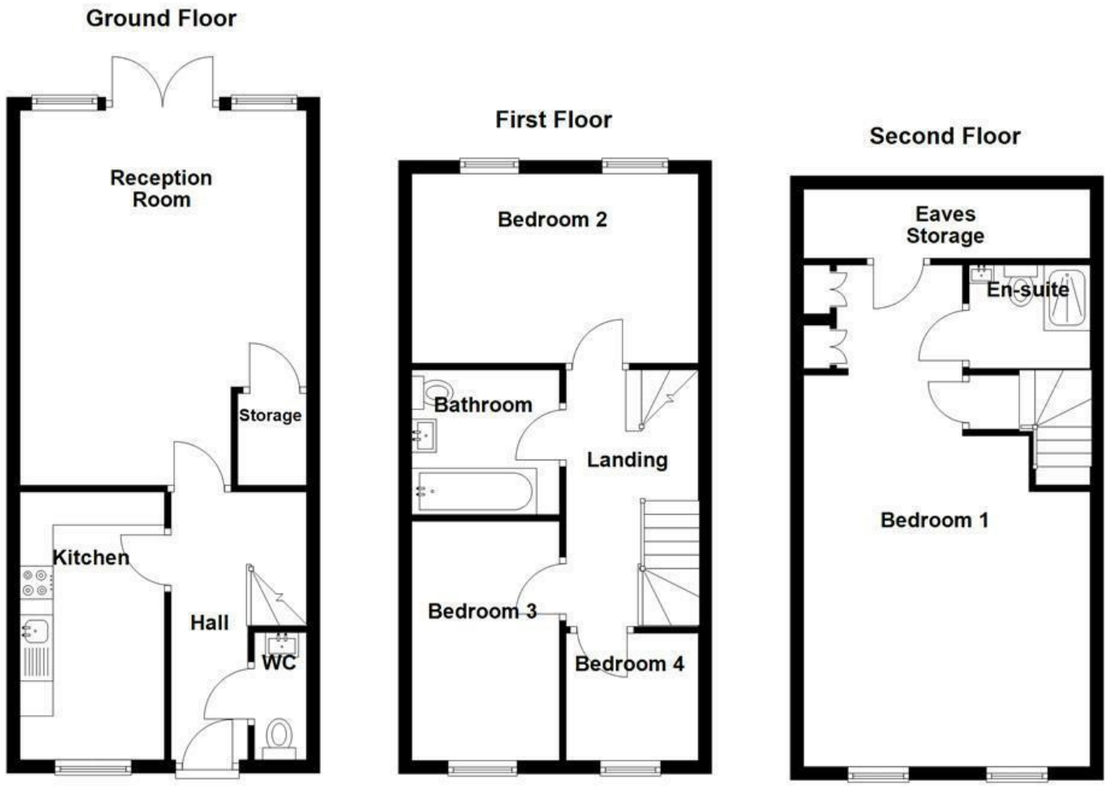


Old Boatyard Lane, Manchester, M28 2AJ

Offers Over £440,000

Nestled in the picturesque setting of Old Boatyard Lane, Worsley, Manchester, this charming townhouse offers a delightful blend of modern living and scenic beauty. With four spacious bedrooms and two well-appointed bathrooms, this property is perfect for families seeking comfort and style.

As you enter the ground floor, you are greeted by a contemporary kitchen, complete with integrated appliances that make cooking a pleasure. The inviting reception room features elegant French doors that open directly onto the garden, creating a seamless connection between indoor and outdoor spaces. A convenient WC is also located on this level, adding to the practicality of the home.

Ascending to the first floor, you will find three generously sized bedrooms, each offering ample natural light and space for relaxation. A family bathroom on this level ensures that everyone's needs are met with ease.

The second floor is dedicated to the main bedroom, a true sanctuary that boasts its own storage solutions and an ensuite bathroom, providing a private retreat for the homeowners.

The property is further enhanced by stunning canal walks on your doorstep, making it a serene place to unwind after a long day. This townhouse is not just a home; it is a lifestyle choice, offering both comfort and a picturesque setting in one of Manchester's most desirable areas. Whether you are looking to buy or rent, this property is sure to impress.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Old Boatyard Lane, Manchester, M28 2AJ

Offers Over £440,000

4 2 1 C

- Tenure Leasehold
- Ample Off Road Parking
- Two Bathrooms And Downstairs WC For Convenience
- Easy Access To Major Commuter Routes
- Council Tax Band E
- Ideal Family Home With Viewing Essential
- Ample garden Space
- EPC Rating C
- Modern Fitted Kitchen
- Sought After Area

Ground Floor

Entrance
Composite door to hall.

Hall
13'4 x 6'9 (4.06m x 2.06m)

Central heating radiator doors to WC, reception room, kitchen and stairs to first floor.

WC
6'4 x 2'7 (1.93m x 0.79m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap and part tiled elevation.

Reception Room
18'7 x 14'3 (5.66m x 4.34m)

UPVC double glazed window, central heating radiator, UPVC double glazed doors to rear and door to storage.

Kitchen
13'4 x 7'2 (4.06m x 2.18m)

UPVC double glazed window, central heating radiator, range of wall and base units, under unit lighting, laminate work top, inset stainless steel sink with mixer tap, integrated oven, four ring electric hob. extractor hood, integrated microwave in a high rise unit, breakfast bar, integrated and plumbing for washing machine, integrated dishwasher and fridge freezer, spotlights and tiled effect flooring.

First Floor

Landing
12'9 x 6'7 (3.89m x 2.01m)

Doors to three bedrooms and bathroom, stairs to second floor.

Bedroom Two
14'3 x 9'5 (4.34m x 2.87m)

UPVC double glazed window and central heating radiator.

Bedroom Three
11'11 x 7'4 (3.63m x 2.24m)

UPVC double glazed window and central heating radiator.

Bedroom Four
6'7 x 6'4 (2.01m x 1.93m)

UPVC double glazed window and central heating radiator, with inbuilt floor to ceiling bookcase and inbuilt desk.

Bathroom
7'4 x 7'2 (2.24m x 2.18m)

UPVC double glazed window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, tiled panel bath with mixer tap and rinse head, direct feed shower and tiled effect flooring.

Second Floor

Bedroom One
19'5 x 14'3 (5.92m x 4.34m)

UPVC double glazed window, central heating radiator and access to walk in wardrobe.

Walk In Wardrobe
7'11 x 5'2 (2.41m x 1.57m)

Door to en suite and eave storage.

En Suite
6' x 5'2 (1.83m x 1.57m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, enclosed direct feed shower with rinse head and tiled effect flooring.

External

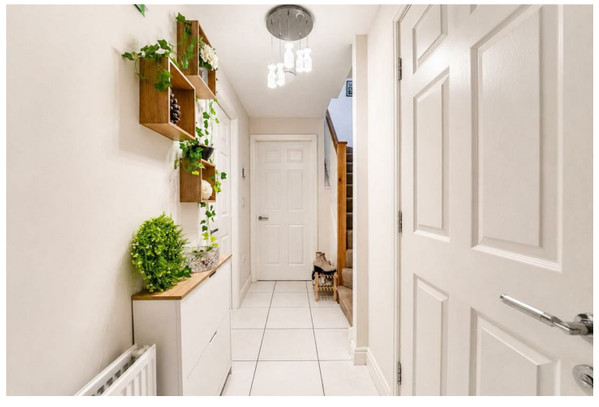
Front
Block paved drive for off road parking.

Rear
Laid to lawn garden and paving.










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