



*jordan* fishwick

**NORTHENDEN**  
Boat Lane





# Boat Lane, Northenden, M22 4HR

Guide Price £365,000



## The Property

Deceptively spacious is a word that can be genuinely used to describe this superb, extended, three bedroom, two bathroom terraced cottage offering over 1300 sq ft of living space with parking at the front, a lovely enclosed garden at the rear and a convenient location close to THE RIVER MERSEY, NORTHCENDEN VILLAGE & NORTHCENDEN COMMUNITY SCHOOL.

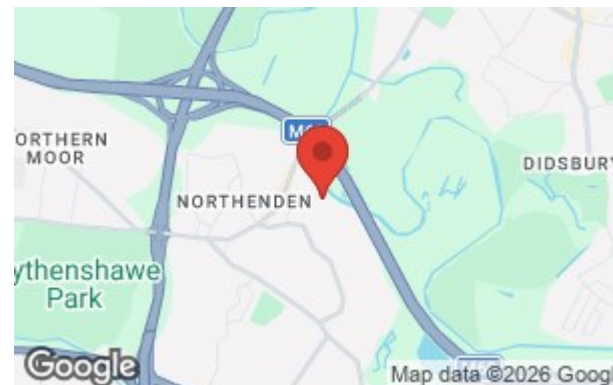
The well presented living space benefits from gas central heating, uPVC double glazing and solar panels, with numerous other noteworthy features including a reception hallway over 24ft with turning stairs to the first floor and downstairs WC off, impressive lounge/dining room over 20ft, recently fitted breakfast kitchen, main bedroom over 16ft with a large walk-out balcony and en-suite shower room, two further bedrooms, one a double with fitted wardrobes, and the main bathroom.

Outside, there is a block paved driveway to the front, with a westerly facing lawned garden to the rear, with access to Govan Street beyond.

Boat Lane is a popular, one-way, tree lined road with easy access to Northenden Village and lovely walks along the River Mersey and beyond.

## Directions

### M22 4HR





- Deceptively spacious cottage over 1300 sq ft
- Three bedrooms
- Two bathrooms & downstairs WC
- Lounge/dining room over 20ft
- Reception hallway over 24ft
- Modern breakfast kitchen
- GCH, uPVC double glazing & solar panels
- Driveway, westerly facing garden & balcony
- Convenient location close to Northenden Village
- Lovely walks along the River Mersey

**Postcode** - M22 4HR

**EPC Rating** - B

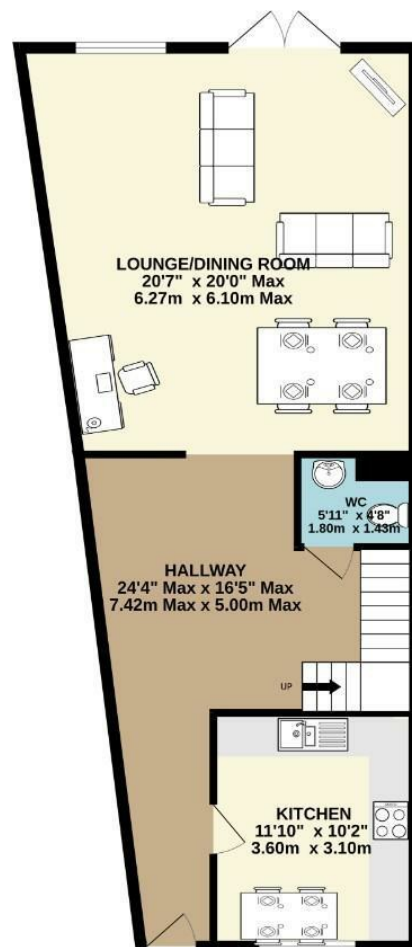
**Floor Area** - 1312.00 sq ft

**Local Authority** - Manchester City Council

**Council Tax** - C



GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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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