



*jordan fishwick*

**NORTHENDEN**  
Boat Lane



# Boat Lane, Northenden, M22 4HR

Guide Price £250,000



## The Property

**\*\*FANTASTIC POTENTIAL\*\*DETACHED GARAGE\*\*1150 SQ FT LIVING SPACE\*\*NO ONWARD CHAIN\*\***

A spacious, two double bedroom, period terrace cottage offering fantastic potential with a private rear courtyard garden, detached garage and parking beyond (vehicular access from Govan Street).

The living space benefits from gas central heating, uPVC double glazing and solar panels, with numerous other noteworthy features including a generous dining room with stairs to the first floor, separate lounge with bay window, kitchen extending over 15ft with a utility area and a downstairs bathroom beyond, two spacious double bedrooms on the first floor and a further bathroom.

Outside, there is a small cottage garden to the front and an easy to maintain flagged courtyard garden to the rear, in addition to the detached garage and off road parking.

The property forms part of Boat Lane, which is a popular tree lined one-way road with easy access to Northenden Village and lovely walks along the River Mersey.

## Directions

M22 4HR



- Fantastic potential & 1150 sq ft of living space
- Detached garage & parking
- Flagged courtyard garden
- Two generous reception rooms
- Ground & first floor bathrooms
- Two spacious double bedrooms
- Kitchen over 15ft
- GCH, uPVC double glazing & solar panels
- Convenient location close to Northenden Village
- Lovely walks along the River Mersey

Postcode - M22 4HR

EPC Rating -

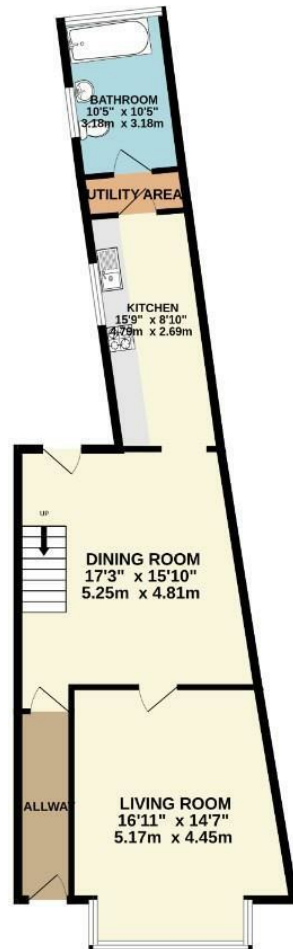
Floor Area - 1150.00 sq ft

Local Authority - Manchester City Council

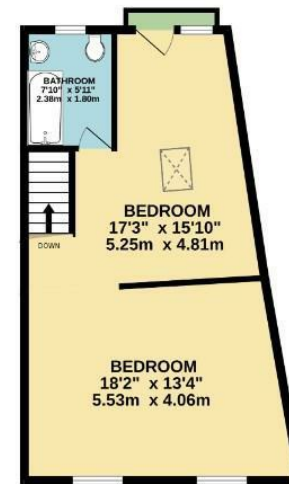
Council Tax - B



GROUND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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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