



Boarshaw Crescent, Middleton, M24

- FREEHOLD
- CONSERVATORY
- CANAL WALKS WALKING DISTANCE FROM PROPERTY
- COUNCIL TAX BAND C
- SPACIOUS PROPERTY
- OVER THREE FLOORS WITH AN ATTIC ROOM
- POPULAR LOCATION
- DRIVEWAY FOR AMPLE VEHICLES
- EASILY MAINTAINED REAR GARDEN
- VIEWING RECOMMENDED

Asking Price £255,000



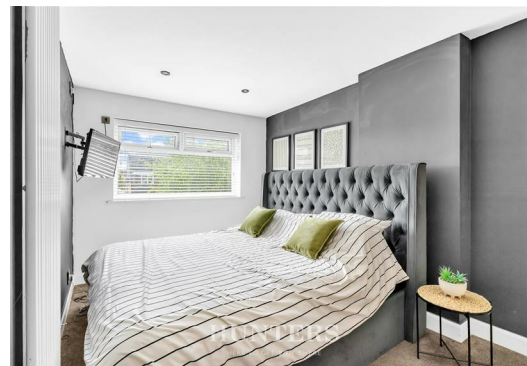
FREEHOLD & ATTIC ROOM OVER THREE FLOORS. Situated on Boarshaw Crescent in Middleton, this charming semi-detached house offers a delightful living experience. The property boasts three well-proportioned bedrooms and a comfortable reception room, making it ideal for families or those seeking extra space. The bathroom is conveniently located, ensuring ease of access for all.

This home is sold with the added benefit of being freehold, providing you with complete ownership and peace of mind. Spanning over three floors, the property features an attic room that presents a versatile opportunity; it can be transformed into a bedroom, an office, or a playroom, depending on your needs.

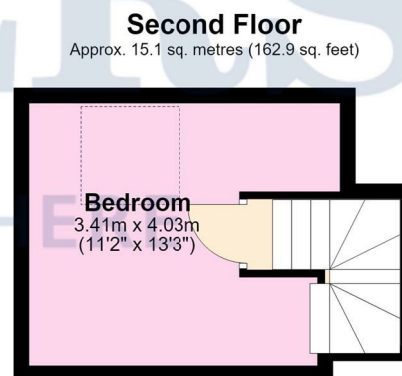
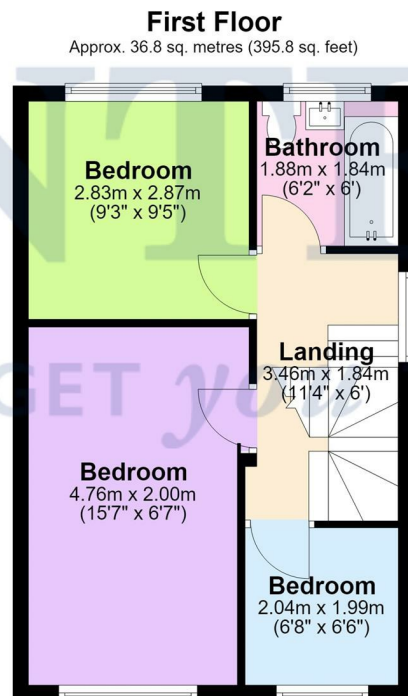
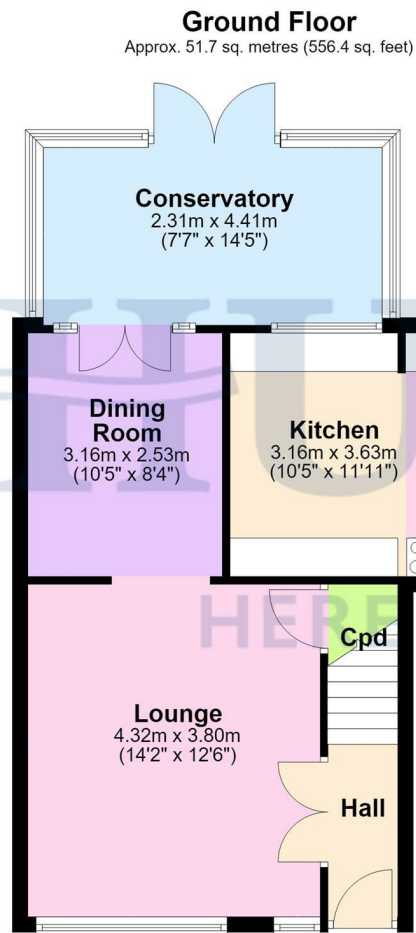
The ground floor is enhanced by a lovely conservatory, which not only floods the space with natural light but also expands the living area, perfect for relaxation or entertaining guests. Outside, you will find a spacious rear garden, offering a wonderful outdoor retreat for family gatherings or quiet evenings.

Additionally, the property includes a driveway that accommodates ample vehicles, ensuring convenience for you and your guests. This residence is a fantastic opportunity for those looking to settle in a popular location while enjoying the comforts of modern living.

EPC: TBC
Tenure: Freehold
Council tax band: C







Total area: approx. 103.6 sq. metres (1115.1 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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