



Boarshaw Road, Middleton M24

- FREEHOLD
- THREE WELL PROPORTIONED BEDROOMS
- CLOSE TO COUNTRYSIDE AND CANAL WALKS
 - IDEAL FOR A GROWING FAMILY
- EARLY VIEWING IS HIGHLY RECOMMENDED
- BEAUTIFULLY PRESENTED FAMILY HOME
 - OFF ROAD PARKING
 - LOW MAINTENANCE REAR GARDEN
 - VERSATILE HOME OFFICE
 - EPC RATING - D

Offers In Excess Of £325,000

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HERE TO GET *you* THERE

Hunters are delighted to offer for sale this beautifully presented and spacious three bedroom family home, ideally situated on the popular Boarshaw Road in Middleton. Thoughtfully arranged across two floors, the property offers generous and versatile living accommodation perfectly suited to the needs of a growing family. Further benefits include off road parking, an attractive low maintenance rear garden, a substantial outbuilding and freehold tenure.

As you enter the property, the accommodation begins with an entrance porch opening into the impressive lounge. This spacious reception room provides plenty of room for the whole family and flows directly into the generous open plan kitchen and dining room, creating an excellent open plan space for everyday living and entertaining. The modern fitted kitchen features a stylish range of wall and base units, complemented by contrasting work surfaces, a breakfast bar and integrated appliances. Positioned beyond the kitchen and dining room is a versatile office, ideal for anyone working from home, with bi-folding doors opening directly onto the rear garden. The ground floor also benefits from a separate utility area and a convenient WC.

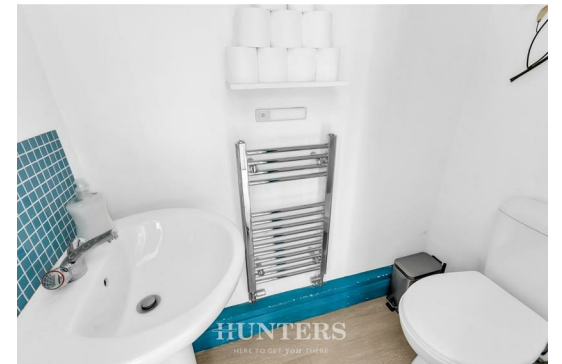
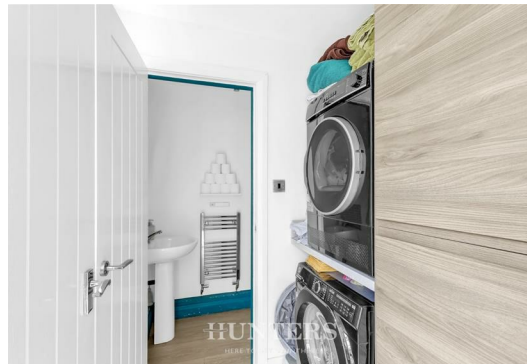
To the first floor, the landing provides access to three well proportioned bedrooms, useful built in storage and a modern family bathroom. The two largest bedrooms are both excellent doubles, while the third bedroom would make an ideal child's bedroom, nursery or additional home office.

Externally, the property benefits from a driveway providing off road parking and an attractive enclosed rear garden. The garden features a paved patio and artificial lawn, providing a low maintenance space for children to play and for outdoor dining and entertaining. There is also a substantial outbuilding currently used as a store room, offering excellent additional storage.

Boarshaw Road is conveniently located for a range of local schools, shops and everyday amenities, with Middleton town centre also within easy reach. The area offers good public transport links and convenient access to the motorway network, making it ideal for those commuting throughout Greater Manchester. Beautiful countryside and canal side walks are also close by, providing plenty of opportunities to enjoy the outdoors.

Early viewing is highly recommended to appreciate the space, presentation and location this wonderful family home has to offer.

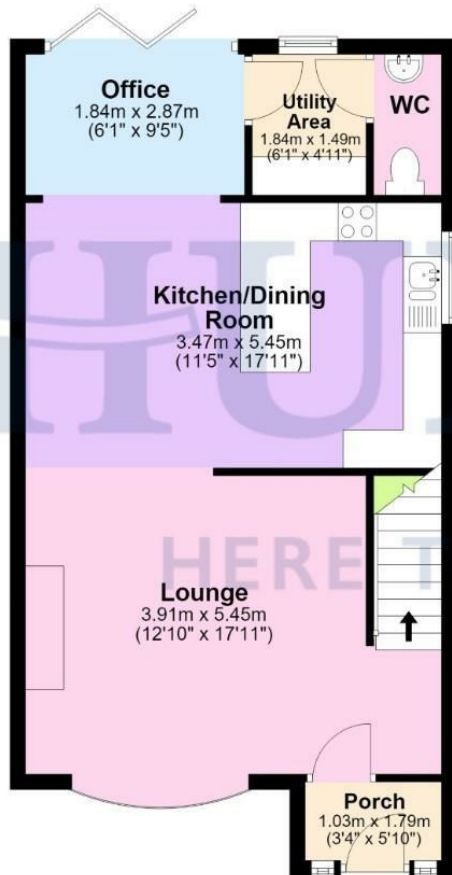
Tenure: Freehold
EPC Rating: D
Council Tax Band: D





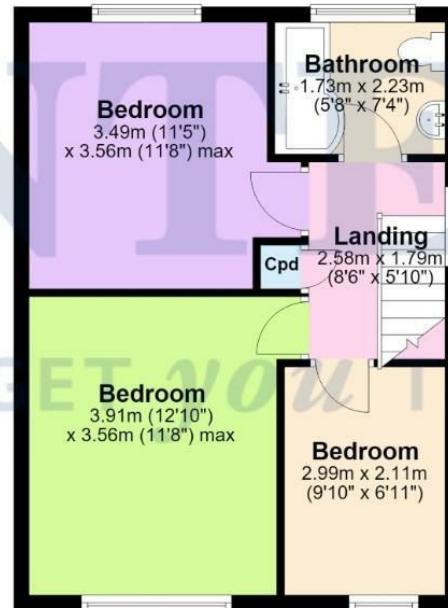
Ground Floor

Approx. 53.7 sq. metres (577.6 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



Outbuilding

Approx. 16.6 sq. metres (178.5 sq. feet)



Total area: approx. 111.1 sq. metres (1196.1 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.

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

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.



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