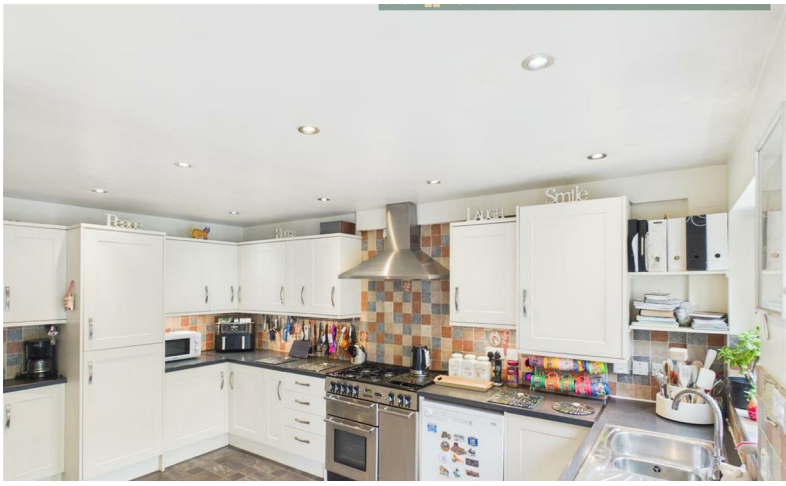
MCDERMOTT & CO

THE PROPERTY AGENTS







£340,000

27 Boar Green Close, New Moston, Manchester, M40 3AW

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McDermott & Co are proud to present this beautifully presented three-bedroom detached family home, occupying a pleasant position within the sought-after Boar Green Close, Manchester. Offering spacious and versatile accommodation throughout, this attractive home is ideally suited to families, professionals and downsizers alike.

The accommodation briefly comprises a welcoming entrance hallway, spacious lounge with feature fireplace, separate dining room, generous kitchen/breakfast room, conservatory overlooking the rear garden and a convenient ground floor WC. To the first floor are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en suite shower room, together with a family bathroom.

A particular feature of the property is the excellent balance of living space, with three reception areas providing flexibility for modern family life, home working and entertaining. The home is well maintained throughout and benefits from generous room proportions, fitted storage and an abundance of natural light.

Hallway
13'5 x 6'2 (4.09m x 1.88m)
A spacious entrance hallway featuring wood-effect flooring, a radiator and a staircase rising to the first floor with white spindle balustrading. Benefiting from neutral décor throughout and access to the principal ground-floor accommodation, the hallway creates a bright and practical entrance to the home.

The generous proportions and open stairwell enhance the sense of space, whilst a useful understairs storage area provides additional everyday practicality.

Lounge
16'7 x 10'4 (5.05m x 3.15m)
A spacious and beautifully presented lounge featuring a large front-facing bay window allowing an abundance of natural light. Benefiting from wood-effect flooring, two ceiling light fittings, radiators and decorative dado rail detailing, the room offers ample space for a range of lounge furniture.

A particular feature is the attractive fireplace with decorative surround, creating a focal point to the room, whilst glazed double doors lead through to the conservatory, enhancing the flow of the ground-floor accommodation. Well proportioned throughout, this comfortable reception room is ideally suited to both everyday family living and entertaining.

Dining Room
8'9 x 9'4 (2.67m x 2.84m)
A spacious dining room featuring a front-facing bay window allowing an abundance of natural light and enjoying a pleasant outlook over the front garden. Benefiting from wood-effect flooring, ceiling light fitting and a radiator, the room provides ample space for a family dining table and chairs.

Beautifully presented throughout, this versatile reception room is ideal for both formal dining and entertaining, whilst the generous proportions and bright aspect create a welcoming space for everyday family living.

Kitchen
15'1 x 9'4 (4.60m x 2.84m)
A spacious kitchen / breakfast room fitted with a range of shaker-style wall and base units, complemented by contrasting work surfaces incorporating a stainless steel sink and drainer. Benefiting from a freestanding range-style cooker with extractor hood above, together with space and plumbing for additional appliances, the kitchen offers ample storage and workspace for everyday living.

The room further benefits from tiled flooring, recessed spot lighting and dual-aspect windows overlooking the rear garden, allowing an abundance of natural light throughout. A dedicated breakfast area provides space for a dining table and chairs, whilst French doors open directly onto the rear patio and garden, creating a seamless connection between the indoor and outdoor living spaces.

Beautifully positioned overlooking the garden, this bright and practical room forms the heart of the home and is ideally suited to both family living and entertaining.

WC
2'9 x 6'0 (0.84m x 1.83m)
A useful ground floor WC fitted with a low-level WC and wall-mounted wash hand basin. Complemented by decorative wall coverings, tiled splashbacks, a chrome heated towel rail, ceiling lighting and an extractor fan. Conveniently positioned off the entrance hallway, this practical facility serves the ground-floor accommodation.

Conservatory
10'5 x 9'5 (3.18m x 2.87m)
A bright and spacious conservatory enjoying panoramic views over the rear garden through surrounding uPVC double-glazed windows and a vaulted glazed roof. Benefiting from wood-effect flooring, a ceiling fan/light fitting and a radiator, the room provides an excellent additional reception space suitable for relaxing, reading or entertaining.

Double doors connect the conservatory to both the lounge and kitchen/breakfast room, creating a practical flow throughout the ground-floor accommodation and allowing natural light to flood into the adjoining rooms. Enjoying a pleasant outlook over the rear garden, this versatile room provides valuable additional living space and can be enjoyed throughout the year.

Stairs & Landing
2'10 x 10'11 (0.86m x 3.33m)
A staircase with striped fitted carpeting and white spindle balustrading rises to the first-floor landing. Benefiting from wood-effect flooring, ceiling lighting and neutral décor throughout, the landing provides access to all first-floor accommodation.

A particular feature is the loft hatch providing access to the roof space, whilst the generous landing area creates a bright and practical connection between the bedrooms and family bathroom. Well presented throughout, the space complements the accommodation on offer.

Bedroom One
9'0 x 10'6 (2.74m x 3.20m)
A spacious principal bedroom featuring a rear-facing window allowing plenty of natural light and enjoying a pleasant outlook over the rear garden. Benefiting from wood-effect flooring, a radiator and ceiling light fitting, the room offers ample space for a king-size bed and additional bedroom furniture.

A particular feature is the extensive range of fitted wardrobes and matching bedroom furniture, providing excellent built-in storage. Beautifully presented throughout, this bright and well-proportioned bedroom creates a comfortable principal suite and benefits from access to a modern en suite shower room.

En Suite
7'2 x 5'10 (2.18m x 1.78m)
A modern en suite fitted with a three-piece suite comprising a walk-in shower enclosure with glazed screen, vanity wash hand basin with storage beneath and a low-level WC. Complemented by contemporary full-height wall tiling, wood-effect tiled flooring, a heated towel rail and a frosted rear-facing window providing natural light and ventilation.

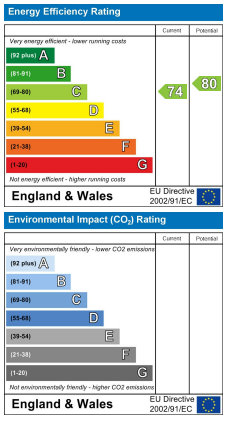
Well presented throughout, this stylish en suite offers a bright and practical space, conveniently serving the principal bedroom.

Bedroom Two
10'0 x 9'5 (3.05m x 2.87m)
A well-proportioned double bedroom featuring a front-facing window allowing plenty of natural light and enjoying a pleasant outlook. Benefiting from wood-effect flooring, a radiator and ceiling spotlighting, the room offers ample space for a double bed and additional bedroom furniture.

A particular feature is the range of fitted wardrobes and overhead storage cupboards, providing excellent built-in storage. Bright and well presented throughout, this comfortable bedroom is ideal for family members or guests.

Bedroom Three
6'2 x 9'3 (1.88m x 2.82m)
A well-proportioned bedroom featuring a rear-facing window allowing plenty of natural light and enjoying a pleasant outlook over the rear garden. Benefiting from wood-effect flooring, ceiling light fitting and a radiator, the room offers space for a bed and additional bedroom furniture.

Directions



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