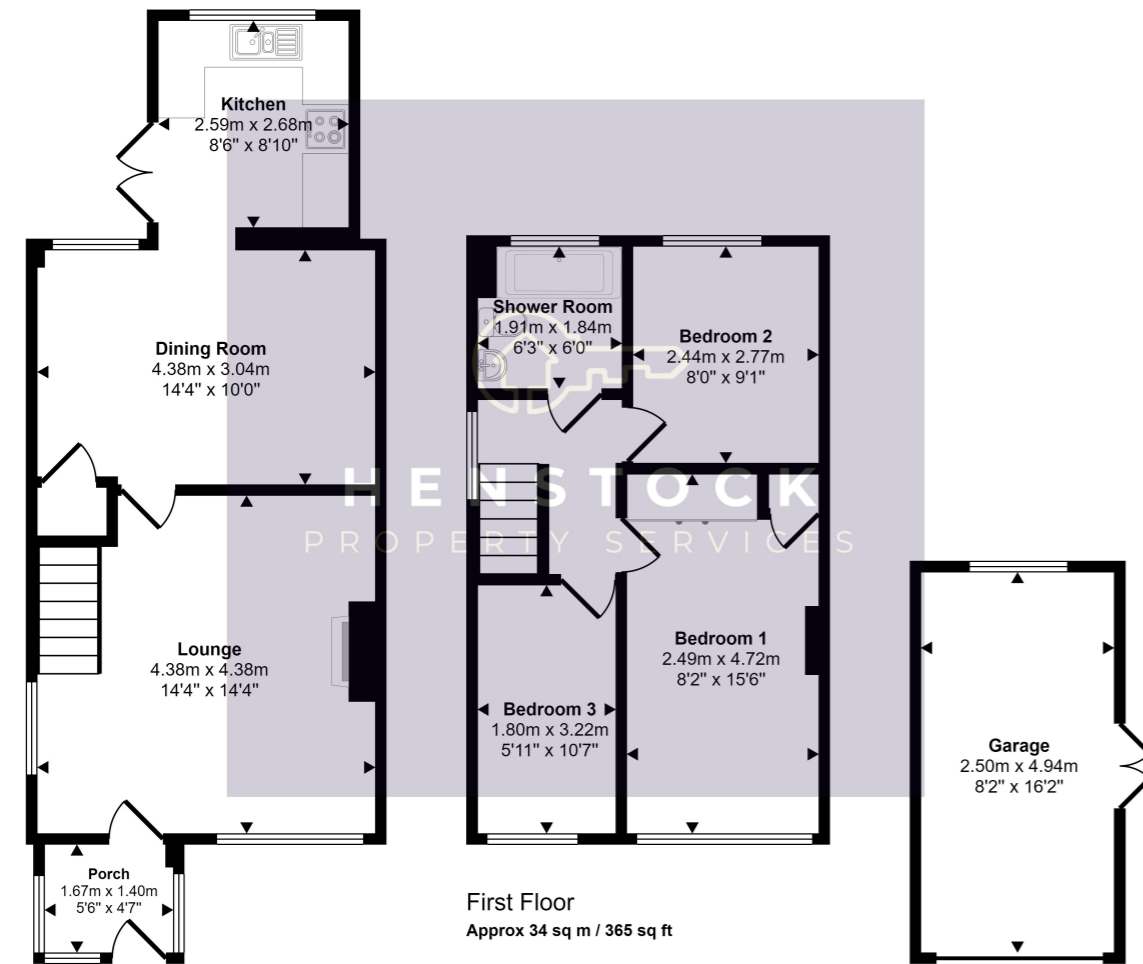


Approx Gross Internal Area
90 sq m / 970 sq ft



Ground Floor
Approx 44 sq m / 472 sq ft

First Floor
Approx 34 sq m / 365 sq ft

Garage
Approx 12 sq m / 133 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



HENSTOCK
PROPERTY SERVICES



**20 Boarshaw Crescent, Middleton, Manchester,
Lancashire M24 2PW**

£240,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this extended 3 bedroomed semi-detached home set in the heart of Alkrington Garden Village. The living accommodation briefly comprises; porch into hallway, front lounge, rear dining room, extended shaped kitchen, 3 bedrooms and very modern bathroom. The property also has the benefit of gas central heating, double glazed windows, detached garage to side and off road parking to front and side with gardens to rear. Ideally situated in this extremely popular spot within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

Porch

Porch

Lounge

4.38m x 4.38m (14' 4" x 14' 4")

Dining Room

Kitchen

2.59m x 2.68m (8' 6" x 8' 10")

Garage

4.94m x 2.52m (16' 2" x 8' 3") Up and over electric door.

Exterior

Front: Large resin driveway leading to the side of the house and garage.

Rear: Good size rear garden with access to garage and patio areas.

Upper Floor

Bedroom 1

2.49m x 4.72m (8' 2" x 15' 6")

Bedroom 2

2.44m x 2.77m (8' 0" x 9' 1")

Bedroom 3

1.80m x 3.22m (5' 11" x 10' 7")

Shower Room

1.91m x 1.84m (6' 3" x 6' 0")

