



# HENSTOCK

PROPERTY SERVICES

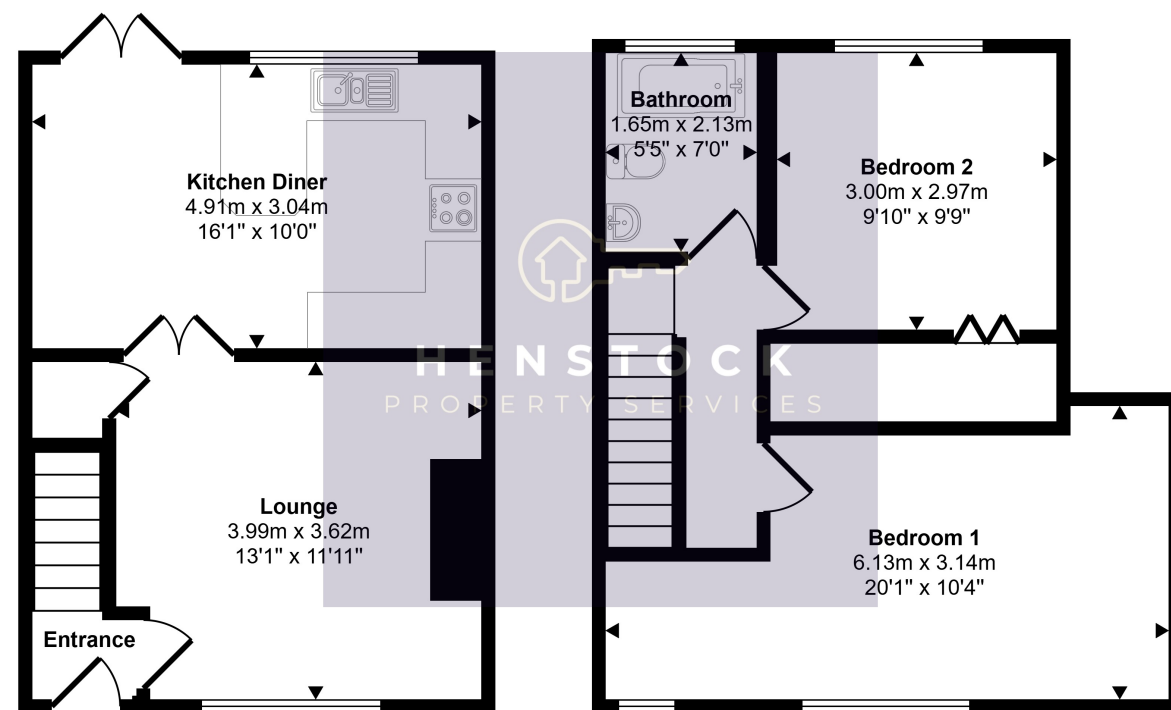


## 239 Boarshaw Road, Middleton, Manchester, Lancashire M24 2WQ

- 2 BEDROOMED TERRACED
- GAS CENTRAL HEATING
- MODERN KITCHEN / DINER
- FREEHOLD
- DOUBLE GLAZED WINDOWS
- LARGE REAR GARDEN
- COUNCIL TAX BAND A
- NO CHAIN

**£159,950**


Approx Gross Internal Area  
71 sq m / 762 sq ft



Ground Floor  
Approx 33 sq m / 356 sq ft

First Floor  
Approx 38 sq m / 406 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.

| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92+) <b>A</b>                              |           | <b>86</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            |           |   |
| (55-68) <b>D</b>                            |           |   |
| (39-54) <b>E</b>                            | <b>59</b> |   |
| (21-38) <b>F</b>                            |           |   |
| (1-20) <b>G</b>                             |           |   |
| Not energy efficient - higher running costs |           |   |
| England, Scotland & Wales                   |           | EU Directive 2002/91/EC  |





## Ground Floor

### Entrance Vestibule

### Lounge

3.99m x 3.62m (13' 1" x 11' 11")

### Kitchen / Diner

4.91m x 3.04m (16' 1" x 10' 0")

### Garden

Front: Stoned front garden with paved path to house.

Exterior: Private rear garden with large block paved patio area leading to lawned area

## Upper Floor

### Bedroom 1

6.13m x 3.14m (20' 1" x 10' 4")

### Bedroom 2

3m x 2.97m (9' 10" x 9' 9")

### Bathroom

1.65m x 2.13m (5' 5" x 7' 0")

## PROPERTY DESCRIPTION

Henstock Property Services are delighted to market this 2 bedroomed mid terraced home. The living accommodation briefly comprises; entrance vestibule, lounge, modern fitted kitchen/diner, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, recently upgraded uPVC double glazed windows and doors and a good size garden to the rear. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

