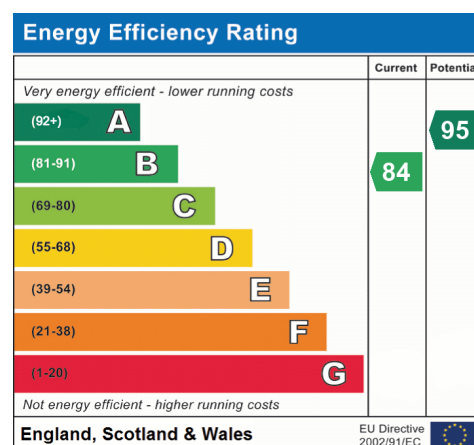


Ground Floor
Approx 37 sq m / 398 sq ft

Denotes head height below 1.5m

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



96 Boarshaw Clough, Middleton, Manchester, Lancashire M24 2NG

- 4 BEDROOMED SEMI-DETACHED
- FREEHOLD
- EPC RATING B
- COUNCIL TAX BAND C
- MASTER EN SUITE SHOWER ROOM
- GARDEN TO REAR
- GAS CENTRAL HEATING

£275,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this modern and well presented 4 bedroomed semi-detached family home set in this popular residential area. The living accommodation, set over 3 floors, briefly comprises; entrance vestibule leading into front lounge, ground floor w.c, modern fitted kitchen/diner, 2 bedrooms and bathroom on the middle floor, with the master bedroom on the top floor with en-suite shower and 4th bedroom. The property also has the benefit of gas central heating, double glazed windows, allocated parking space to front and a lawned garden to rear. Ideally situated within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

GROUND FLOOR

Entrance

Vestibule leading into lounge.

Front lounge

3.53m x 4.69m (11' 7" x 15' 5") with under stair storage.

Ground Floor W.C

Kitchen/Diner

3.57m x 4.12m (11' 9" x 13' 6") patio doors to rear garden.

FIRST FLOOR

Bedroom 2

3.55m x 2.81m (11' 8" x 9' 3") built in wardrobe space, views to front.

Bedroom 3

3.02m x 3.15m (9' 11" x 10' 4") views to rear, built in storage.

Bathroom

1.63m x 1.95m (5' 4" x 6' 5")

2nd FLOOR

Bedroom 1

3.02m x 3.95m (9' 11" x 13' 0") velux style windows, built in storage, door to en-suite.

En-Suite Shower

1.67m x 1.63m (5' 6" x 5' 4")

Bedroom 4

2.38m x 2.15m (7' 10" x 7' 1") views to front.

Exterior

Allocated parking space to front.
Lawned rear garden.

