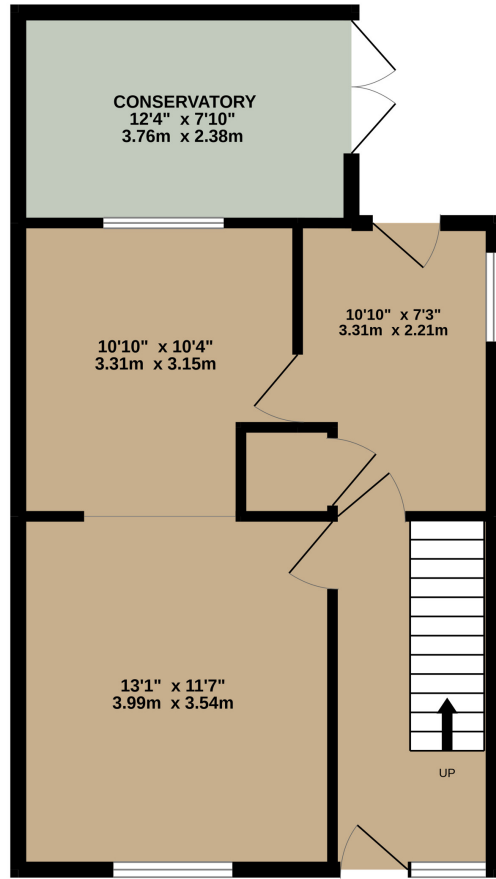
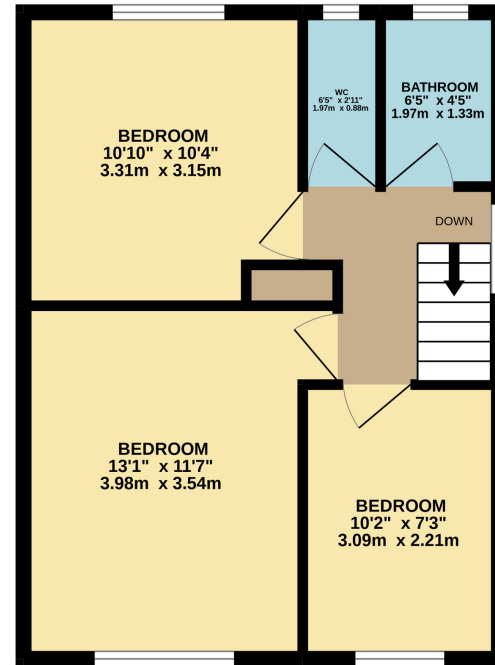


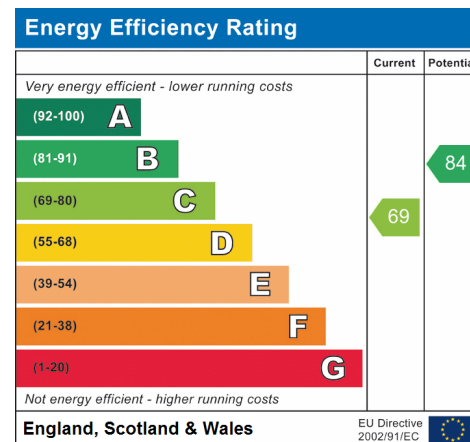
GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HENSTOCK
PROPERTY SERVICES

REDUCED



13 Boarshaw Crescent, Middleton, Manchester, Lancashire M24 2PW

- 3 BEDROOMED DETACHED
- LARGE DRIVEWAY TO FRONT
- SINGLE DETACHED GARAGE TO REAR
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD
- NO CHAIN

£260,000



Ground Floor

Entrance

Hallway with tiled floor and double radiator.

Front Lounge

13' 1" x 11' 9" (3.99m x 3.58m) views to front, wall mounted coal effect gas fire, oak effect laminate flooring, arch to dining room.

Dining Room

11' 1" x 10' 4" (3.37m x 3.16m) into recess, views to rear, oak effect laminate flooring, double radiator.

Kitchen

10' 11" x 7' 3" (3.32m x 2.21m) views to side, oak units with marble style worktops, stainless steel sink with chrome mixer tap, part tiled walls, tiled floor, built in storage pantry.

Conservatory

12' 5" x 7' 5" (3.78m x 2.27m) views to rear, tiled floor, patio doors to rear.

Single Garage

Single detached garage with up and over door to front and gated side driveway.

First Floor

Bedroom 1

11' 9" x 13' 1" (3.59m x 3.98m) views to front, single radiator.

Bedroom 2

11' 7" x 10' 1" (3.53m x 3.08m) views to rear, single radiator.

Bedroom 3

7' 1" x 9' 11" (2.15m x 3.01m) into recessed doorway, built in storage, single radiator.

Bathroom

6' 3" x 4' 9" (1.91m x 1.46m) views to rear, white bath and sink, fully tiled walls, separate w.c, part tiled walls, single radiator.

Exterior

Front garden area 0 large block paved off road parking area.

Rear garden - paved patio and lawn with single detached garage.

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed detached family home set in this popular residential area. The living accommodation, in need of upgrading, briefly comprises; entrance hallway, front lounge with arch to dining room, fitted kitchen, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazing, off road parking to front and a garden to rear with single garage. Well situated in this popular residential area within easy reach of Middleton town centre, and close to all everyday amenities.

