

Boarshaw Road  
Middleton M24 6AP



**A WELL PRESENTED GROUND FLOOR ONE BEDROOMED FLAT  
IDEAL FOR A FIRST TIME BUYER**



This attractive and well presented 1 bedroomed flat provides well proportioned accommodation and excellent commuter links to Middleton town centre and Manchester city centre. The property benefits from quality fixtures and fittings throughout with modern kitchen and bathroom facilities, gas central heating and double glazed windows. The property is offered for sale at a competitive price and early viewing comes highly recommended

**VIEWING STRONGLY RECOMMENDED  
PROPERTY PRICED TO SELL**

**OFFERS INVITED IN EXCESS OF £80,000**

**Head Office** - 122 Yorkshire Street  
ROCHDALE  
Lancashire  
OL16 1LA  
Tel : (01706) 653214

**Middleton Office** – 13 Long Street  
Middleton  
M24 6TE  
Tel : (0161) 643 0777

## THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

## Ground Floor

### ENTRANCE HALLWAY

### LOUNGE – 3.2 x 3.8 metres (10'6" x 12'5")

A well presented main reception room with laminate flooring

### KITCHEN – 2.1 x 3.3 metres (6'10" x 10'9")

Single drainer stainless steel sink unit, range of modern wall and base units with complementary work surfaces, plumbing for an automatic washing machine, tiled walls and flooring

### BATHROOM – 2.3 x 1.5 metres (7'6" x 4'11")

A Wet room with low level wc, pedestal wash hand basin, electric shower and tiled walls

### MASTER BEDROOM – 3.3 x 3.3 metres (10'9" x 10'9")

A well presented double master bedroom with fitted carpet

## Externally

The property benefits from communal gardens







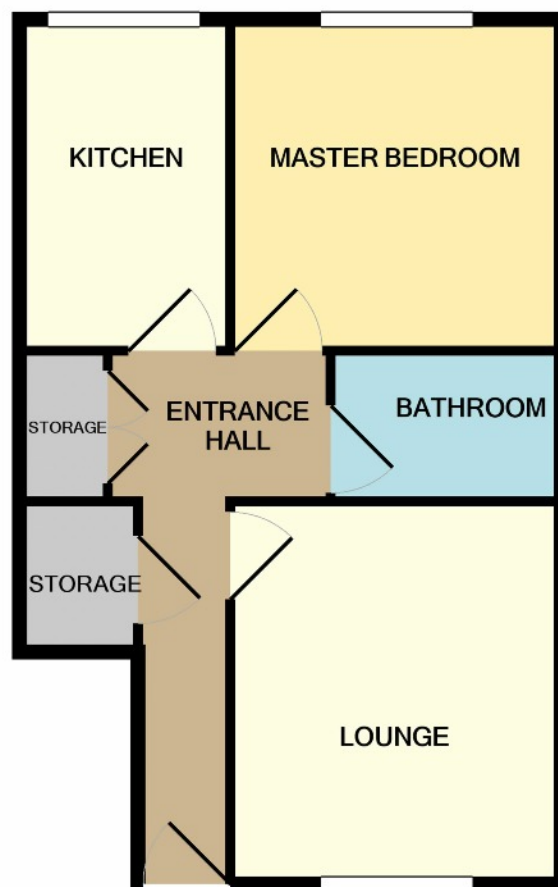
## Council Tax Band

We are advised that the property is assessed in Council Tax Band A

## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

### LOCATION

This well presented one bedroomed apartment is conveniently positioned for access to all the usual local amenities and leisure facilities in Middleton.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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