

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

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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





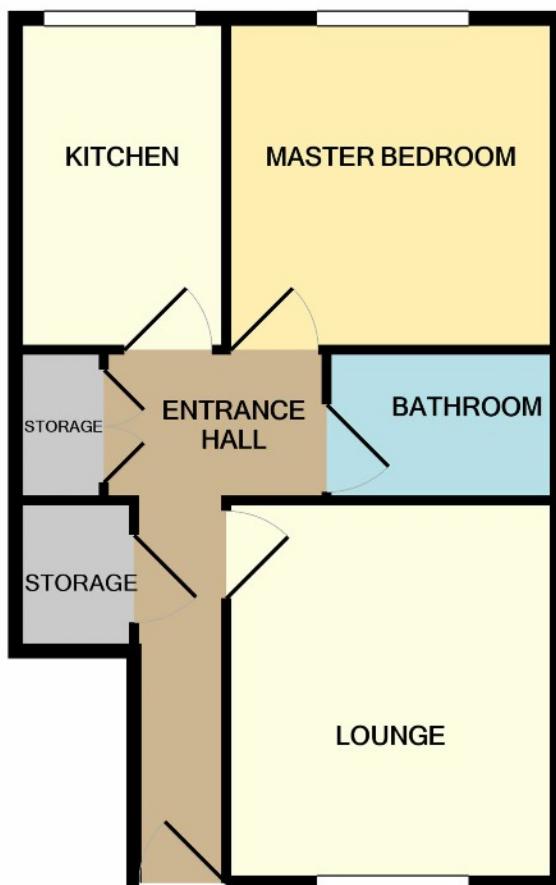
Council Tax Band

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 bedrooomed 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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W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

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