

Boarshaw Clough Way  
Middleton M24 2LJ



**EXCELLENT INVESTMENT OPPORTUNITY - ONE BED FLAT SOLD  
SELLING WITH SITTING TENANT CURRENTLY PAYING £350PCM**



A desirable and exceptionally presented 1 bedroomed apartment situated in a modern purpose built block in the popular residential area of Middleton conveniently positioned for access to all the usual local amenities with communal gardens and grounds and ample parking.

**VIEWING STRONGLY RECOMMENDED TO APPRECIATE THE EXTENT  
AND CALIBRE OF THE ACCOMMODATION ON OFFER - NO CHAIN**

**ASKING PRICE £75,000**

**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

KITCHEN

BEDROOM ONE

BATHROOM

Externally - There are communal areas surrounding the property with a large communal car parking area.

### 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

The subject property is situated in the popular residential area of Middleton conveniently positioned for access to all the usual local amenities.



W: [www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) E: [sales@barton-kendal.co.uk](mailto:sales@barton-kendal.co.uk)

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Due to a change in the legislation as from 1<sup>st</sup> March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification