

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 bedoomed 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 E: sales@barton-kendal.co.uk

Barton Kendal For themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st 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