

## Boardman Fold Road, Middleton, Manchester

- EXTENDED
- INTEGRAL GARAGE
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- OFF ROAD PARKING FOR AMPLE VEHICLES
- SOLAR PANELS
- RENOVATED TO A HIGH STANDARD
- SOUGHT AFTER LOCATION
- SPACIOUS REAR GARDEN
  - COUNCIL TAX BAND C
- VIEWING RECOMMENDED

**Asking Price £360,000**



**EXTENDED.** Located on the popular Boardman Fold Road in Alkington, this beautifully renovated semi-detached house presents an exceptional opportunity for families seeking a modern and spacious home. Boasting three well-proportioned bedrooms and a stylish bathroom, this property is designed for comfortable living.

The standout feature of this home is the stunning open plan kitchen dining room, which has been thoughtfully extended to create a bright and inviting space perfect for both entertaining and everyday family life. The kitchen is equipped with a contemporary island and bi-fold doors that seamlessly connect the indoor space to the outdoor area, allowing for a delightful flow of natural light and easy access to the garden.

In addition to its impressive living spaces, the property includes an integral garage, providing convenient storage or parking options. Off-road parking is also available, accommodating ample vehicles, which is a significant advantage in this sought-after location.

Situated in the heart of Alkington, this home is conveniently close to local schools and amenities, making it an ideal choice for families.

With its high standard of renovation and desirable features, this property is sure to attract interest. Do not miss the chance to make this exceptional house your new home.

Tenure: Leasehold - 932 years left

Ground rent: £8 PA

EPC Rated: C

Council tax band: C





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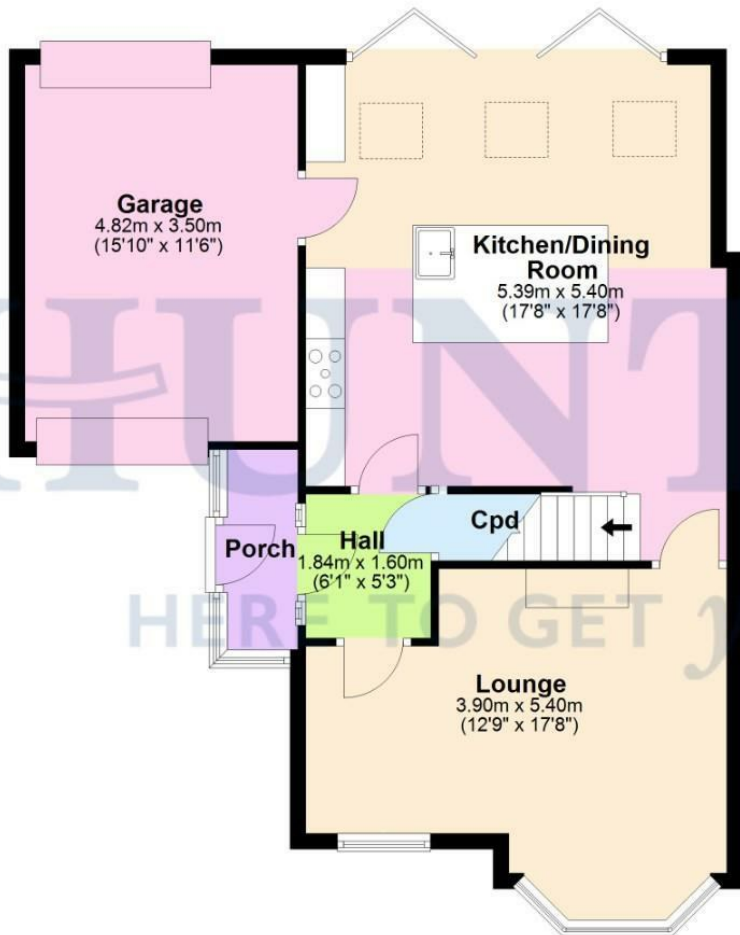
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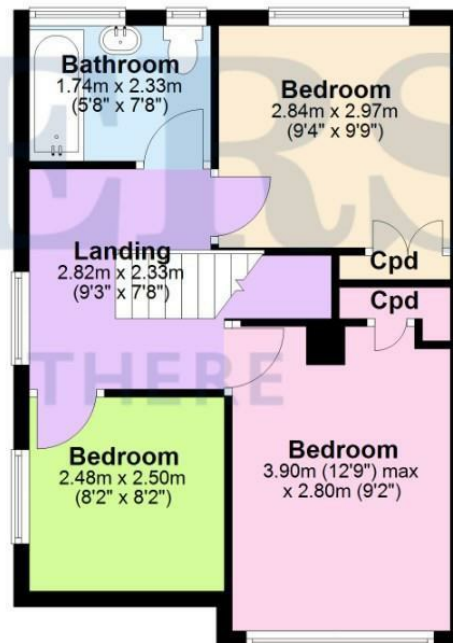
### Ground Floor

Approx. 74.4 sq. metres (800.7 sq. feet)



### First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



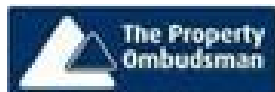
Total area: approx. 114.9 sq. metres (1236.4 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Plan produced using PlanUp.

### Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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