



## Boothroyden Road, Manchester

- NO CHAIN
- OVER 4000 SQ FT
- DOUBLE GARAGE
- GATED DRIVEWAY FOR MULTIPLE VEHICLES
- LARGE REAR GARDEN
- FREEHOLD
- 5 DOUBLE BEDROOMS OVER 4 FLOORS
- BUILT IN 1878
- THREE RECEPTION ROOMS
- DOWNSTAIRS WC AND UTILITY ROOM

**Asking Price £695,000**

**HUNTERS®**

HERE TO GET *you* THERE



Hunters are delighted to bring to market this remarkable five-bedroom detached residence, built in 1878, and situated on an extensive plot exceeding 4,000 sq. ft. on the highly sought-after Boothroyden Road. Offered with NO CHAIN and FREEHOLD tenure, this unique home beautifully blends original character features with spacious, well-maintained gardens—making it a perfect choice for large or growing families.

Upon entering, a welcoming porch leads into a generous hallway that sets the tone for the rest of the property. The front lounge boasts a charming bay window that floods the space with natural light, complemented by a cosy log burner—ideal for relaxing or hosting family gatherings. Adjacent to this is a spacious dining room, perfect for entertaining, which flows into a standout feature of the home: an expansive sitting and games room, also fitted with a log burner. From here, a conservatory offers serene views of the landscaped rear garden, featuring both decking and patio areas—ideal for summer dining and outdoor enjoyment.

The ground floor also comprises a well-appointed kitchen complete with a central island, a convenient downstairs WC, and a utility room with access to the double garage—offering ample storage and secure vehicle parking.

Upstairs, the traditional landings on both the first and second floors lead to five generously sized double bedrooms. One of these benefits from a full-length storeroom, offering excellent additional space. A modern family bathroom and a separate shower room serve the upper floors, providing flexibility for larger households or multi-generational living.

For added practicality, the property also includes a large cellar—ripe for conversion into a games or entertainment room—and an external outbuilding currently used for additional storage.

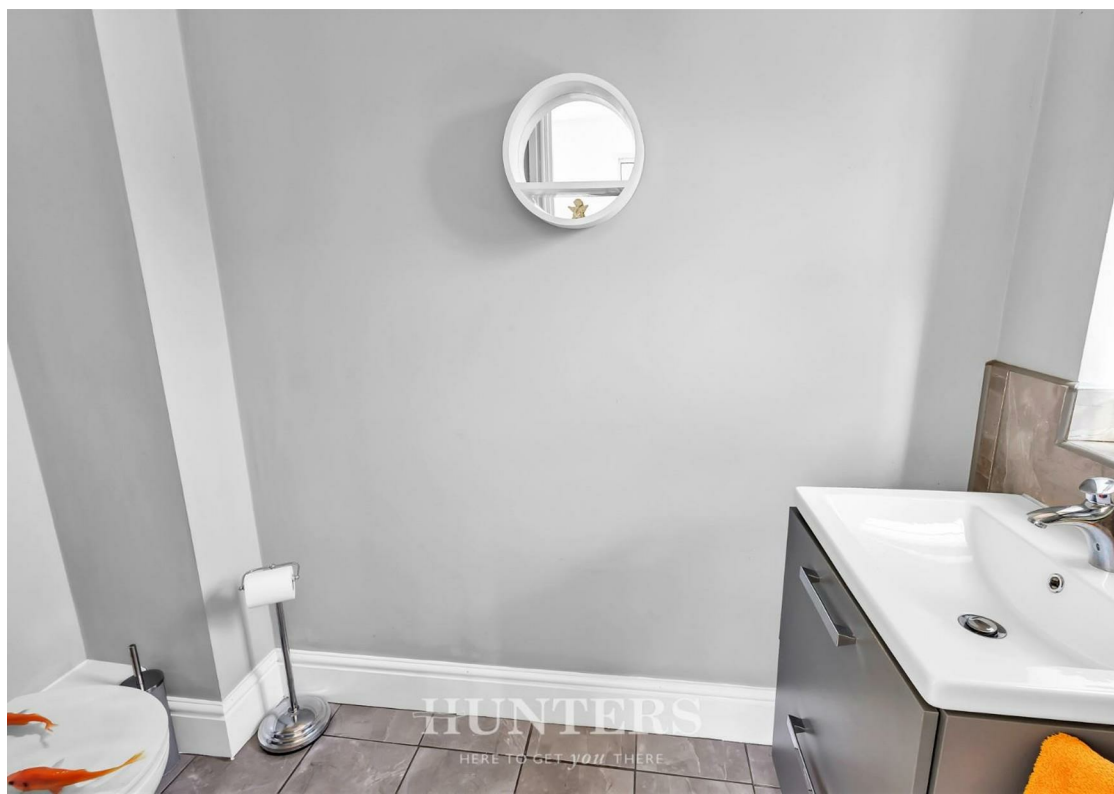
Externally, the rear garden is an exceptional private space, beautifully landscaped and ideal for family use and summer entertaining. To the front, a gated driveway offers off-road parking for multiple vehicles.

Located in the ever-popular Blackley area of North Manchester, Boothroyden Road benefits from close proximity to a variety of local amenities, including shops, supermarkets, and well-regarded schools such as Crab Lane, Bowker Vale, and St Clare's RC Primary. Secondary options include Co-op Academy Manchester and Our Lady's RC High School. Excellent transport links are also nearby, with Metrolink stops at Bowker Vale and Crumpsall providing frequent services to Manchester city centre. North Manchester General Hospital and the scenic Heaton Park are also easily accessible.

Early viewing is highly recommended to truly appreciate the space, charm, and potential this exceptional family home has to offer.











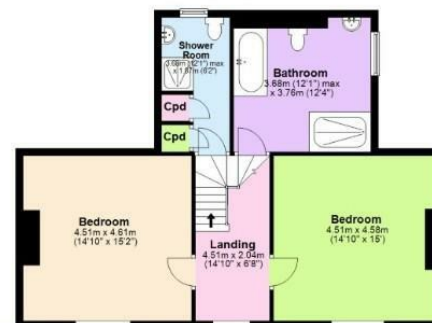
**Ground Floor**  
Approx. 167.5 sq. metres (2019.2 sq. feet)



Total area: approx. 379.5 sq. metres (4084.8 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. While 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 Planity.

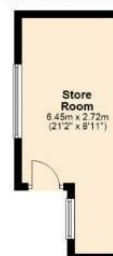
**First Floor**  
Approx. 73.2 sq. metres (788.1 sq. feet)



**Second Floor**  
Approx. 73.2 sq. metres (788.1 sq. feet)



**Outbuilding**  
Approx. 14.8 sq. metres (159.8 sq. feet)



## 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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
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

## 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.



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