

## Jubilee Terrace, Boarshaw, Middleton M24

- FREEHOLD
- TWO DOUBLE BEDROOMS
- SINGLE REAR EXTENSION
- LANDSCAPED PRIVATE REAR GARDEN
- SITUATED ON A QUIET CUL-DE-SAC
- NEWLY FITTED KITCHEN & BATHROOM
- OFF ROAD PARKING
- IDEAL FOR FIRST TIME BUYERS

Offers In Excess Of £190,000



Hunters are delighted to offer for sale this charming two double bedroom extended semi detached house on Jubilee Terrace in Boarshaw, Middleton. Situated on a peaceful cul-de-sac, this recently modernised house is the perfect property for first time buyers seeking a cosy and move in ready home.

Upon entering through the welcoming porch, you'll be greeted by a snug lounge with a real flame gas fire, perfect for those winter evenings. The open plan layout seamlessly transitions into the newly fitted kitchen with integrated appliances, dining area, and living room, all of which overlook the private rear garden. This living space benefits from a stylish extension with large velux windows and french doors, infusing the room with an abundance of natural light, the layout is designed for both comfort and practicality.

Heading upstairs, you'll discover two generously sized double bedrooms. The second bedroom features built in wardrobes, offering ample storage space. The modern family bathroom is also newly fitted and includes a shower over bath, WC, and hand wash basin.

At the front of the property, you'll find convenient off road parking. To the rear is a spacious, beautifully landscaped garden complete with a charming patio area for outdoor gatherings.

Situated in Boarshaw, this property is perfectly positioned within a cul-de-sac and offers easy access to local schools, shops, amenities, and excellent transport links, including the motorway network, making it an ideal location for families.

Early viewing is highly recommended to truly appreciate the property on offer.

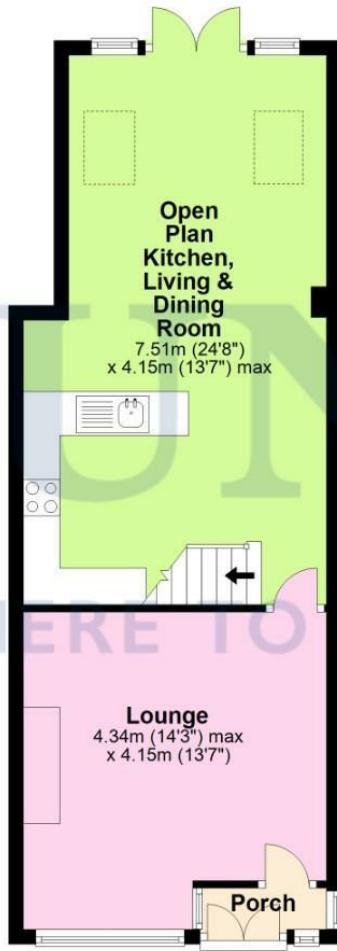
Tenure: Freehold  
Council Tax Band: B  
EPC Rating: C





## Ground Floor

Approx. 47.4 sq. metres (509.9 sq. feet)



Total area: approx. 79.2 sq. metres (852.3 sq. feet)

Disclaimer - This floplan 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) A		86
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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