



327 Boarshaw Road, Middleton, Manchester

- VERY WELL PRESENTED
- THREE RECEPTION ROOMS
- ENCLOSURE GARDEN
- THREE BEDROOMS
- TWO BATHROOMS
- DRIVEWAY PARKING

Offers In The Region Of £260,000

HUNTERS®

HERE TO GET *you* THERE

Hunters are pleased to bring to market this large three bedroom semi detached house. The property has been improved and extended by the current owners and now offers versatile and good sized accommodation over two floors, with the potential to increase to four bedrooms. Conveniently located for all local schools, shops and transport links, including the motorway network.

The property comprises; entrance porch, hallway with stairs to upper floor, living room with feature fireplace, sitting room with french doors to the garden, kitchen/breakfast room, utility porch and dining room.

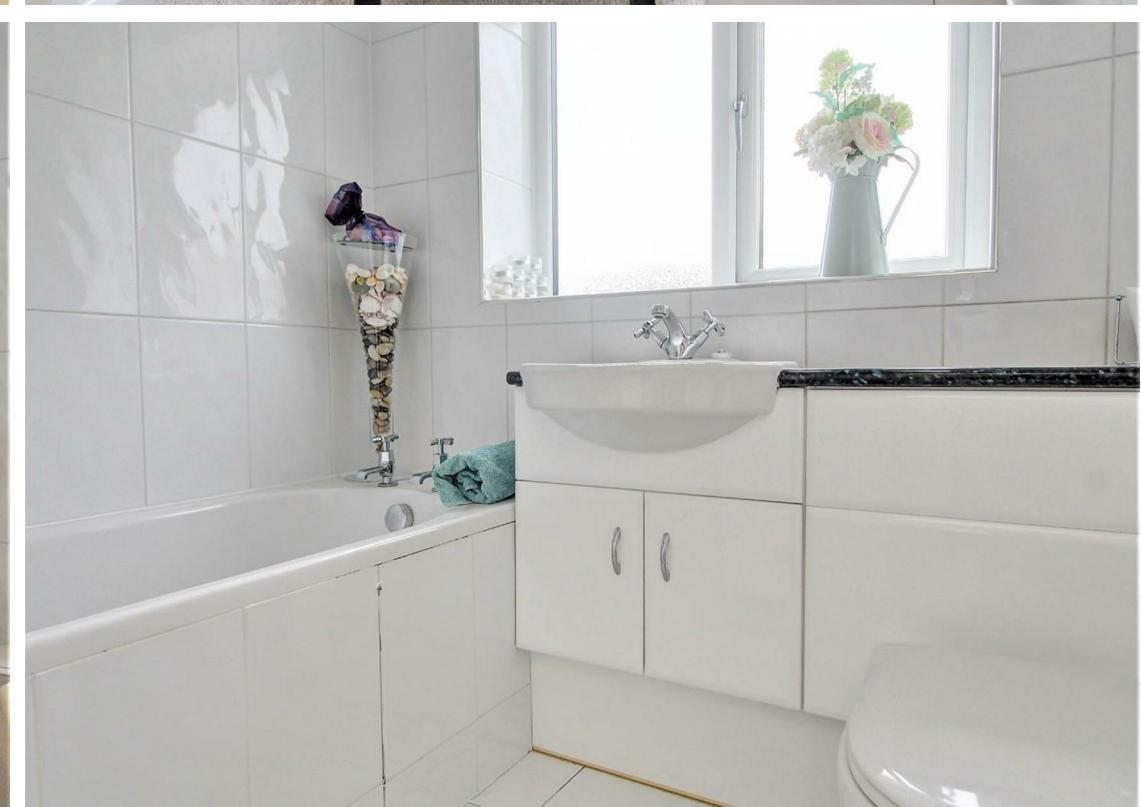
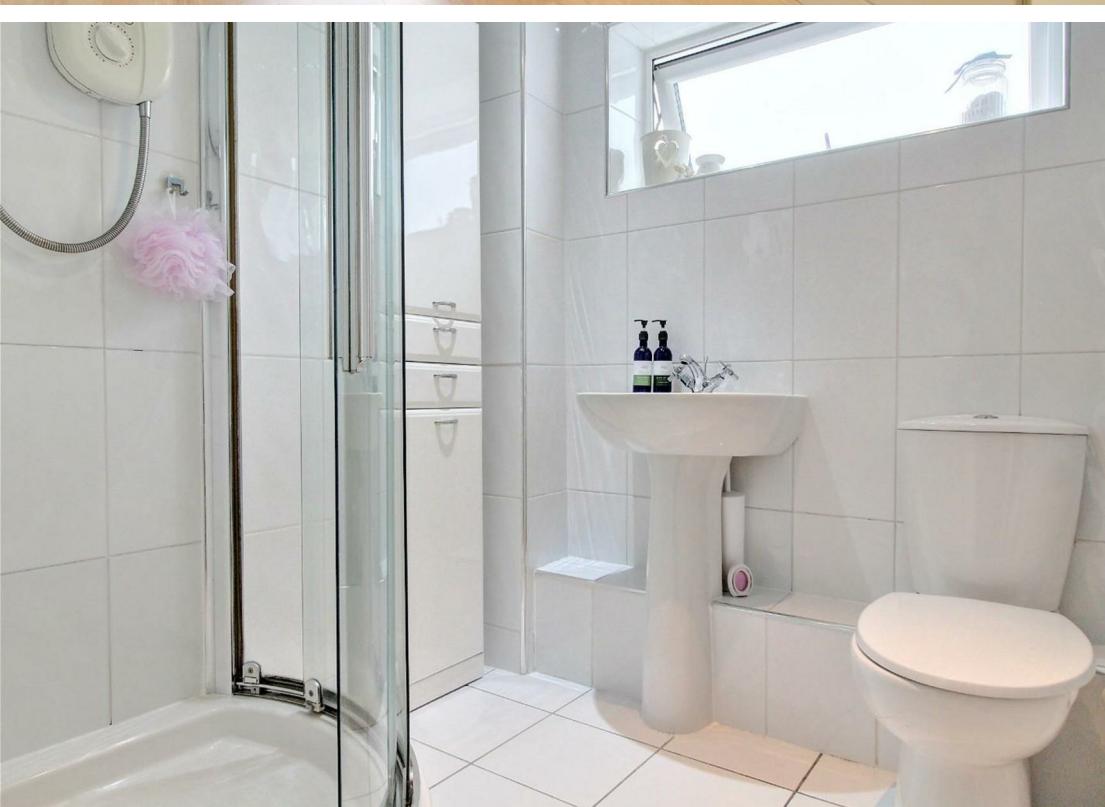
Upstairs are three bedrooms, all having fitted wardrobes, a study area, a bathroom and a shower room. To the rear is a good sized enclosed garden with patio, lawns and storage sheds and to the front is off road parking.

Tenure: Freehold - an annual rentcharge of £15 payable in two instalments.

Council Tax Band: C

Viewing is highly recommended

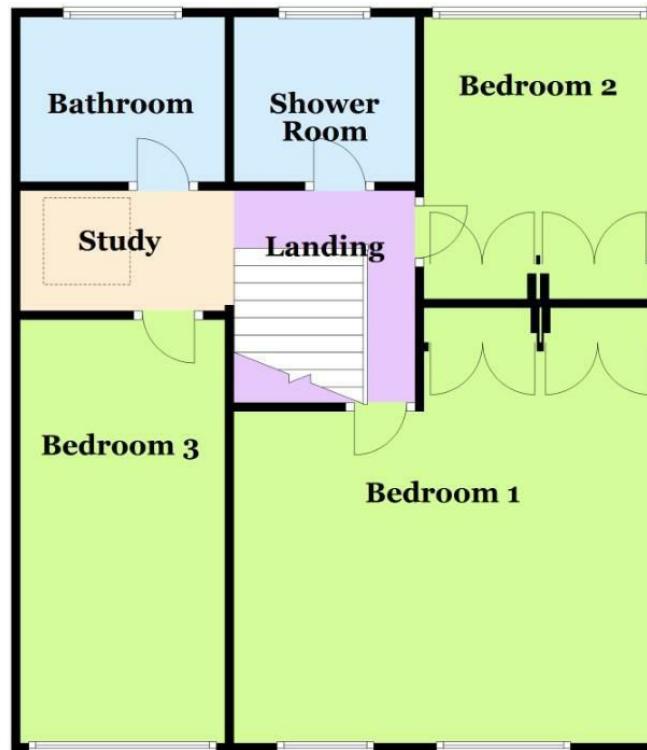




Ground Floor



First Floor



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		
(81-91)	B		82
(69-80)	C	73	
(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.

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.