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21 Boardman Lane, Middleton



- Very Well Presented Three Bed Semi Detached
 - Gas Central Heated / uPVC Double Glazed
 - Lounge / Dining Kitchen / Utility Space
- Two First Floor Bedrooms And Three-Piece Bathroom
- Master Bedroom And En-Suite Shower Room To 2nd Floor
- Tarmacadam Driveway / Enclosed Rear Lawned Garden And Patio

£257,500

Very well presented three bed semi detached set over three storeys with driveway and enclosed lawned garden with patio area at the rear. This super property benefits from gas central heating, uPVC double glazed windows, (originally down-stair W.C currently used as storage/utility) spacious lounge and dining kitchen. The first floor affords two bedrooms and a three-piece bathroom. A fixed staircase to the second floor leads to the master bedroom with an ensuite shower room. Externally to the front is a tarmacadam driveway with space for two cars to off road park with gated access to the rear patio and lawned garden. Ideally situated for local shops, schools and leisure facilities and conveniently positioned for access to transport links and ideal for access to the M60 motorway network.

GROUND FLOOR

HALL

Hallway with laminated wooden flooring, radiator and staircase rising to the first floor.

UTILITY/STORAGE

(originally W.C now used as a storage/utility area)
Laminated flooring and radiator.

LOUNGE

5.0m x 3.4m (16'4" x 11'1")

Spacious lounge to the front aspect with laminated wooden flooring, T.V point and radiator.



DINING KITCHEN

4.5m x 3.8m (14'9" x 12'5")

Rear aspect with a range of modern wall and base units incorporating one and a half bowl stainless steel sink, gas hob with stainless steel extractor above, built in electric oven, spotlights, radiator and laminated wooden flooring. Bi-folding doors lead to the rear garden.



FIRST FLOOR

BEDROOM 2

4.5m x 4.2m (14'9" x 13'9")

Rear aspect with carpet flooring and radiator.



BEDROOM 3

4.5m x 2.9m (14'9" x 9'6")

(currently used as an office) Front aspect with carpet flooring and radiator.



BATHROOM

Three-piece bathroom comprising of "P" shaped bath with electric shower above, vanity wash-basin, low-level W.C, part tiled walls, tiled flooring and radiator.

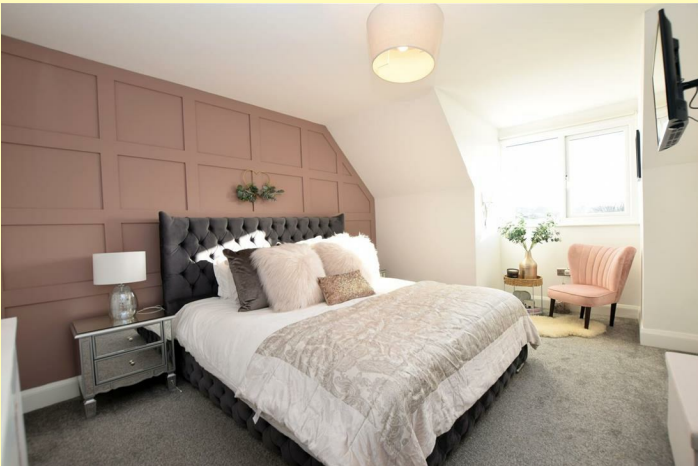


SECOND FLOOR

MASTER BEDROOM

3.7m x 3.3m (12'1" x 10'9")

Front aspect with wall mounted T.V point, carpet flooring and radiator. Access to en-suite.

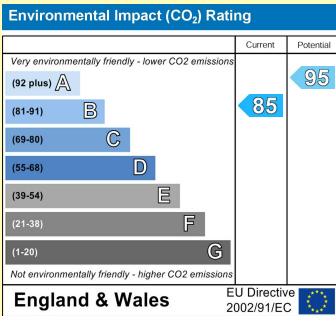
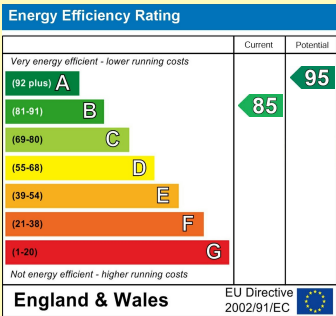


EN-SUITE

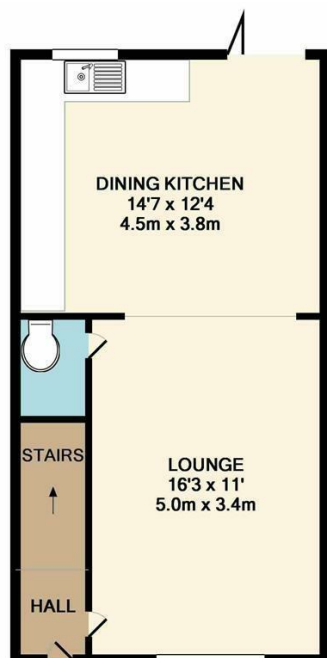
Three-piece en-suite shower room comprising of shower cubicle, vanity wash-basin, low-level W.C, part tiled walls, tiled flooring and radiator.

OUTSIDE

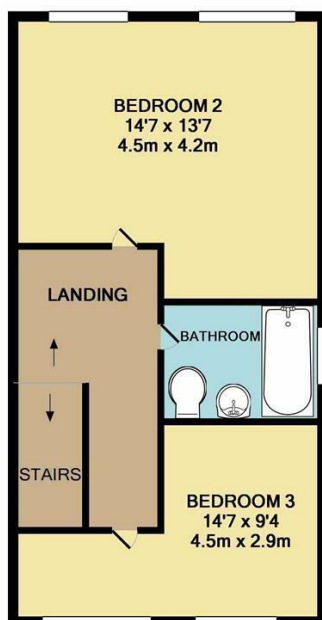
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PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**



GROUND FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 255 SQ.FT.
(23.7 SQ.M.)

VICARAGE MEWS (3 BED)
TOTAL APPROX. FLOOR AREA 1086 SQ.FT. (100.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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