

jordan fishwick

NORTHENDEN
Boat Lane

Boat Lane, Northenden, M22 4HR

Guide Price £350,000









The Property

Deceptively spacious is a word that can be genuinely used to describe this superb, extended, three bedroom , two bathroom terraced cottage offering over 1300 sq ft of living space with parking at the front, a lovely enclosed garden at the rear and a convenient location close to THE RIVER MERSEY, NORTHENDEN VILLAGE & NORTHENDEN COMMUNITY SCHOOL.

The well presented living space benefits from gas central heating, uPVC double glazing and solar panels, with numerous other noteworthy features including a reception hallway over 24ft with turning stairs to the first floor and downstairs WC off, impressive lounge/dining room over 20ft, recently fitted breakfast kitchen, main bedroom over 16ft with a large walk-out balcony and en-suite shower room, two further bedrooms, one a double with fitted wardrobes, and the main bathroom.

Outside, there is a block paved driveway to the front, with a westerly facing lawned garden to the rear, with access to Govan Street beyond.

Boat Lane is a popular, one-way, tree lined road with easy access to Northenden Village and lovely walks along the River Mersey and beyond.

Directions

M22 4HR



- Deceptively spacious cottage over 1300 sq ft
- Three bedrooms
- Two bathrooms & downstairs WC
- Lounge/dining room over 20ft
- Reception hallway over 24ft
- Modern breakfast kitchen
- GCH, uPVC double glazing & solar panels
- Driveway, westerly facing garden & balcony
- Convenient location close to Northenden Village
- Lovely walks along the River Mersey

Postcode - M22 4HR

EPC Rating - B

Floor Area - 1312.00 sq ft

Local Authority - Manchester City Council

Council Tax - C



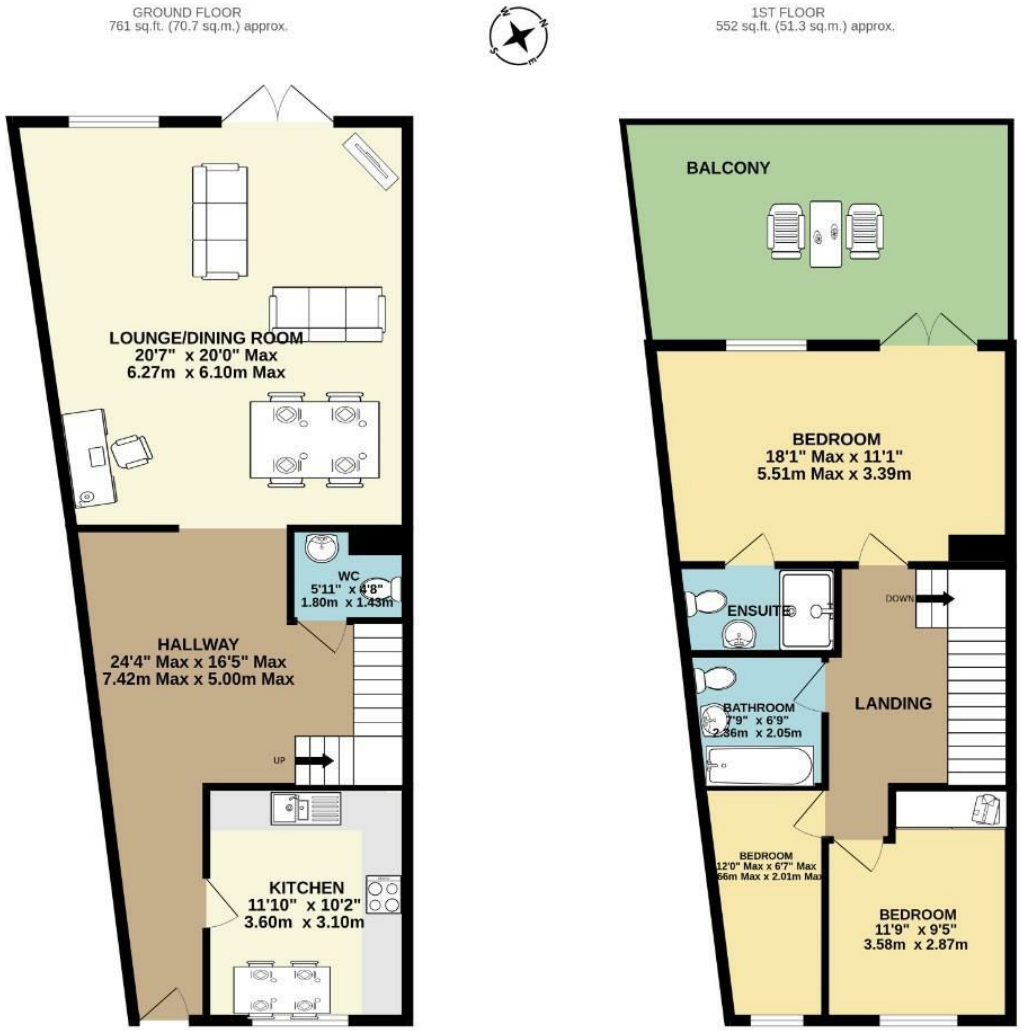






GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.

1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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