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.

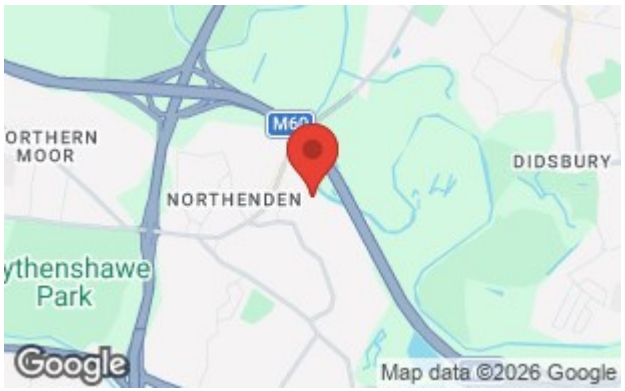
The well presented living space benefits from gas central heating, uPVC double glazing and solar panels, with numerous other noteworthy features including a reception hallway over 24ft with turning stairs to the first floor and downstairs WC off, impressive lounge/dining room over 20ft, recently fitted 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

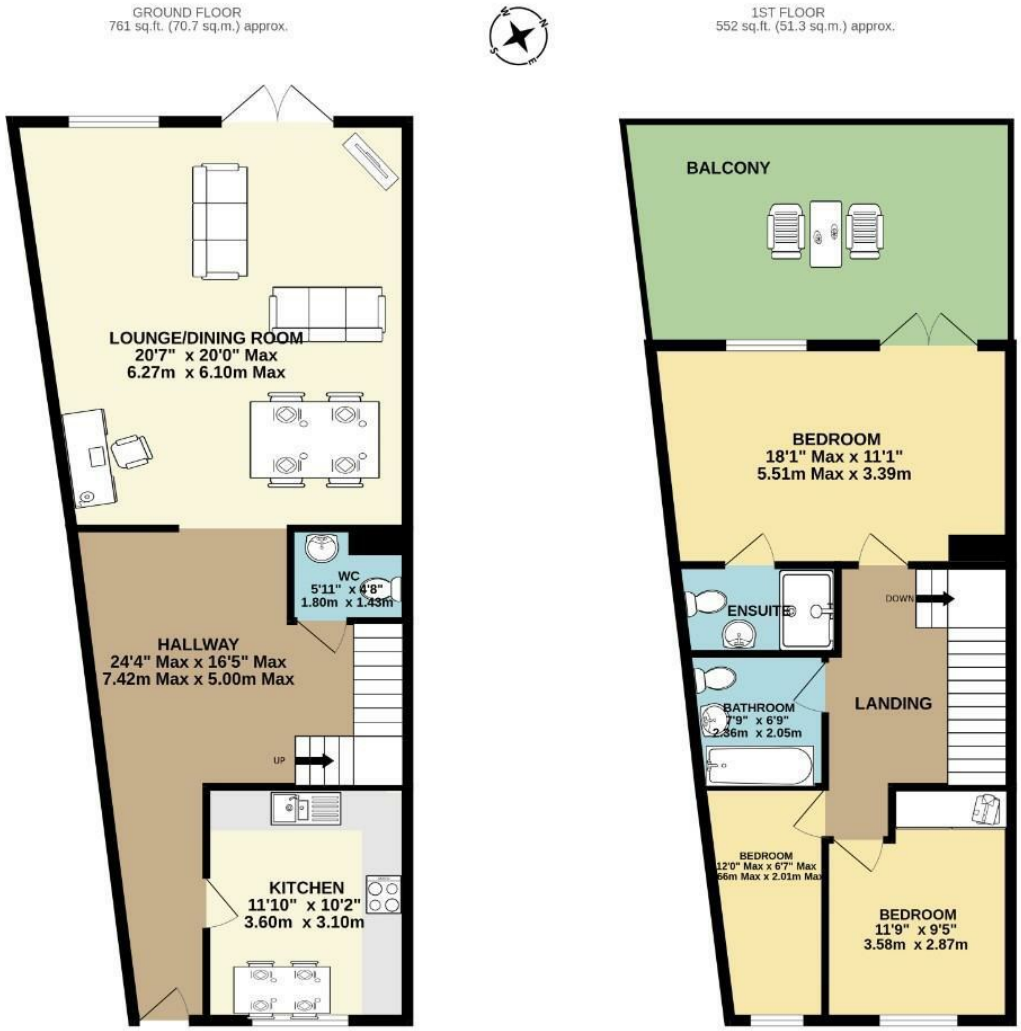
Floor Area - 1312.00 sq ft

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
Made with Metropix ©2026

jordan fishwick

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

757-759 Wilmslow Road, Didsbury Village, Manchester

0161 445 4480

didsbury@jordanfishwick.co.uk

www.jordanfishwick.co.uk

Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford