

192 Monton Road, Monton, Manchester, M30 9PY
Tel: 0161 707 7584
Email: monton.sales@ascendproperties.com,
monton.lettings@ascendproperties.com
www.ascendproperties.com

Ascend

Built on higher standards



Border Brook Lane, Boothstown, Manchester

£265,000

Situated on a quiet residential cul-de-sac in the heart of Boothstown is this lovingly maintained, and immaculately presented 3 bedroom semi-detached home. With added benefits of an ensuite shower room, off road parking and beautifully kept rear garden, this chain free, freehold property is one not to miss!

Venture through the porch and into the lounge, a warm welcome to this well presented home, which comfortably fits a 3 piece suite, and has natural light pouring in from both sides of the room. Double doors take you beyond the lounge and into the open plan kitchen, dining room which makes dinnertime an inviting space, and ideal if you're entertaining. The kitchen has a range of wall and base units providing ample storage, and work surface to all three sides, giving you plenty of space to cook up a feast! From the dining area there are a further set of double doors which lead out onto the rear garden beyond. A little oasis, this mature garden has been beautifully kept and features a patio seating area, and raised borders, with tall trees for added privacy.

Upstairs you'll be met by three bedrooms, two of which benefit from fitted wardrobes, whilst the master comes complete with ensuite shower room – a real bonus, and must-have in the modern world! For those who enjoy a bath, you can find this in the family bathroom which comprises a 3 piece suite. The location is also spot on with many local amenities close by such as Sainsbury's Local, Village bakery, Post Office, as well as cafes and restaurants to enjoy. For those of you who like to explore the outdoors, The Bridgewater Canal is easy to reach within a 10 minute walk, making the ideal backdrop for those weekend strolls, as well as RHS Bridgewater. Families are in luck too as the property is situated in the catchment area for St Andrews Primary School which has been rated Outstanding in the 2024 inspection.



22 Border Brook Lane, Boothstown, Manchester, M28 1XJ

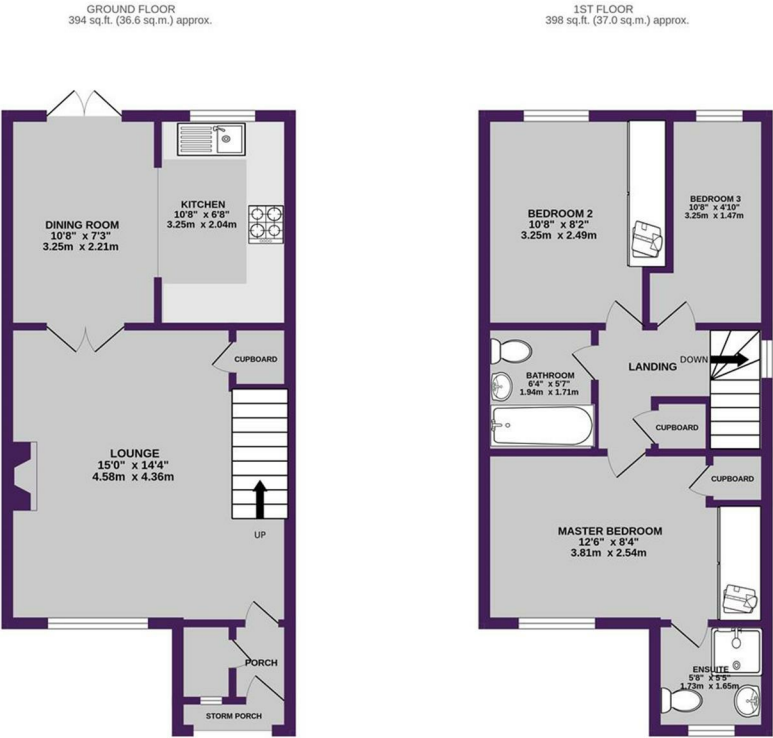
Additional perks include a new boiler installed in 2023, and quick access to the East Lancashire Road (A580), and M60, M62 and M602 motorways. For more information about the property, and to book your viewing, please contact our Manton office!

Additional information

Tenure: Freehold
Length of Lease Remaining: N/A
Annual Ground Rent: N/A
Council Tax Band: C
EPC Rating: TBC
Ownership Amount: 100%

Important Notice

These particulars are not intended to nor do they form a contract or any part of a contract. We have taken care to describe and measure this property correctly but we do not warrant the accuracy of these particulars. Prospective purchasers should not rely upon the measurements in these particulars for any purpose. We have not tested any of the installations, appliances or systems at the property; including heating systems and appliances, gas fires, and the electrical and gas installations, accordingly we cannot warrant that these or other installations or systems at the property are in working order, properly maintained, safe to use or fit for purpose. We have not checked whether the property is connected to utility services, including mains gas, water, electricity, telephone, cable services, drainage, sewerage and so forth, nor whether such utility services are adequate or available at the property, accordingly the purchaser should take appropriate advice and satisfy themselves of these matters. Carpets, floor coverings, curtains, blinds, domestic or other equipment, satellite receiving equipment and movable items that may be in or on the property when inspected by the purchaser or their agents, are not included in the sale unless set down in the contract for sale.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for 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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