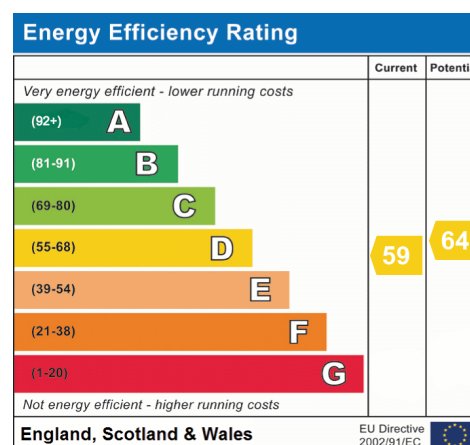
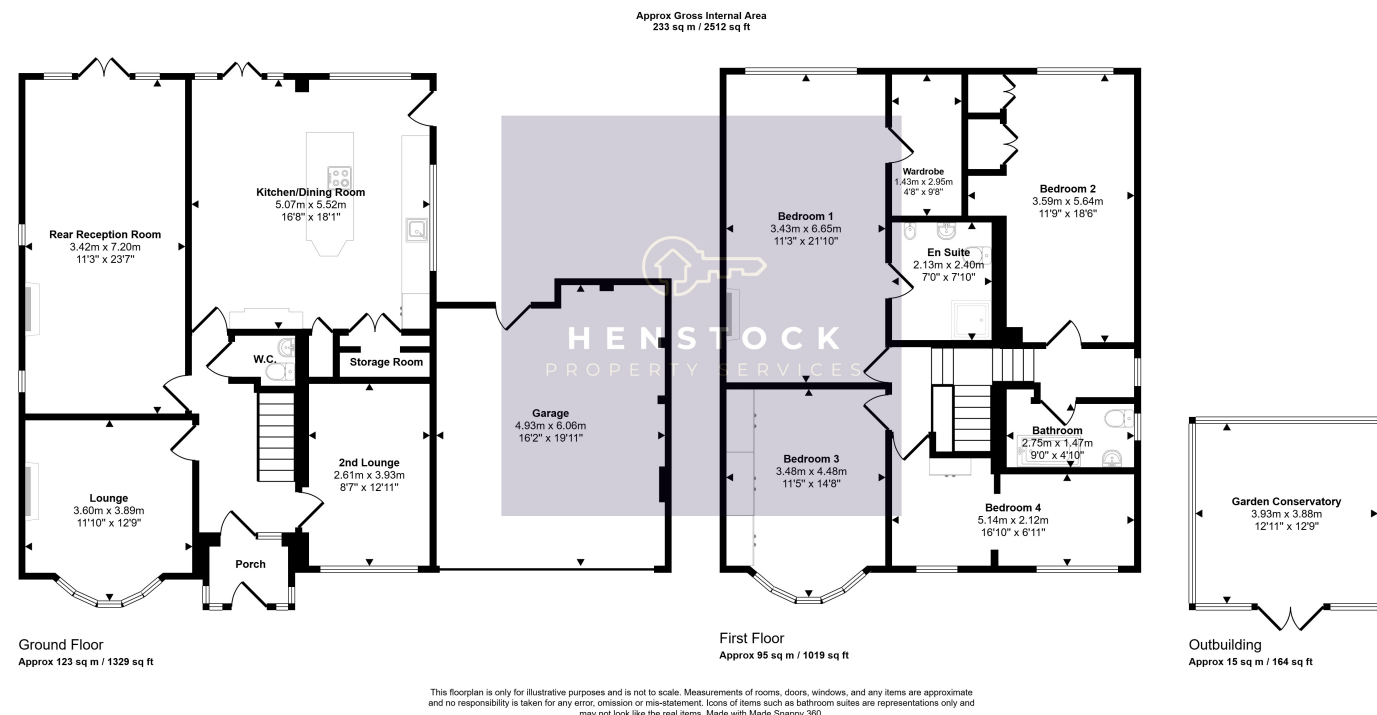




HENSTOCK

PROPERTY SERVICES



1291 Rochdale Road, Blackley, Manchester, Lancashire M9 6FG

- 4 DOUBLE BEDROOMED SUBSTANTIAL DETACHED PROPERTY
- COUNCIL TAX BAND D
- LEASEHOLD - £1 PER ANNUM - 912 YEARS REMAINING
- LARGE DOUBLE GARAGE WITH ELECTRIC DOORS
- LARGE MASTER BEDROOM WITH EN-SUITE AND WALK-IN WARDROBE
- SEPARATE GARDEN ROOM
- 3 SEPARATE RECEPTION ROOMS

£495,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this substantial 4 double bedroomed detached family home, which has a large double extension, giving 3 separate reception rooms and 4 double bedrooms. The living accommodation briefly comprises; entrance porch into hallway, 2 lounges to front, large rear reception room, high quality fitted kitchen and dining room with Miele appliances, 4 double bedrooms (master en-suite shower and walk in wardrobe) and a family bathroom. There is also a large conservatory style garden room and attached double garage. The property also benefits from gated off road parking and well stocked gardens to front and rear. Viewing is highly recommended to appreciate all that this property has to offer.

GROUND FLOOR

Entrance

Porch leading into hallway.
Hallway with spindled staircase and access to under stair w.c room, double radiator.

Ground Floor W.C

Comprising; close coupled w.c, sink, extractor.

Front Lounge

3.6m x 3.89m (11' 10" x 12' 9") bay window to front, feature fireplace with marble hearth, ornate white surround and living flame gas fire, single curved radiator.

2nd Lounge

2.61m x 3.93m (8' 7" x 12' 11") views to front, double radiator.

Large Rear Reception Room

3.42m x 7.2m (11' 3" x 23' 7") patio doors to rear, and 2 windows to side, feature fireplace, double radiator.

Kitchen/Dining Room

5.07m x 5.52m (16' 8" x 18' 1") large kitchen and dining space, good range of base and wall units with central kitchen island, solid polished granite worktops, 1 1/2 bowl stainless steel sink unit with ornate mixer tap with drainer built into worktops, walk in pantry which is built into matching kitchen units, 4 ring Miele induction hob and extractor which raises from the worktop, built in Miele double oven, built in Miele fridge and freezer, breakfast bar with matching worktops, door to rear, patio doors to rear, spotlights, double radiator.

Double Garage

4.93m x 6.06m (16' 2" x 19' 11") electric roller shutter door to front, door to rear, power and lighting.

Garden Conservatory

3.93m x 3.88m (12' 11" x 12' 9") steps up to entrance, double glazed windows and patio doors.

FIRST FLOOR

Large Main Bedroom

3.43m x 6.65m (11' 3" x 21' 10") extra large bedroom with feature fireplace, walk in wardrobe and en-suite shower room, views to rear, single radiator.

En-Suite Shower

2.13m x 2.4m (7' 0" x 7' 10") shower cubicle with mixer shower attachment, close coupled w.c, sink, bidet, tiled walls, double radiator.

Walk in Wardrobe

1.43m x 2.95m (4' 8" x 9' 8")

Bedroom 2

3.59m x 5.64m (11' 9" x 18' 6") views to rear, built in wardrobes, double radiator.

Bedroom 3

3.48m x 4.48m (11' 5" x 14' 8") bay window to front, built in wardrobes, single radiator.

Bedroom 4

5.14m x 2.12m (16' 10" x 6' 11") views to front, 2 single radiators.

Bathroom

2.75m x 1.47m (9' 0" x 4' 10") period style suite comprising; freestanding bath, sink, close coupled w.c, half tiled walls, single radiator.

Exterior

Front - double gated concrete printed driveway leading to double garage.

Rear Garden - patio area with steps up to a variety of planted areas and seating areas, with large garden conservatory room.

