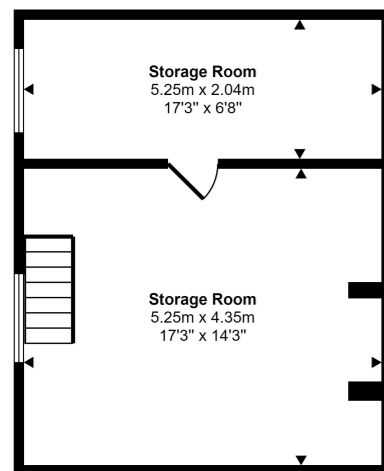




HENSTOCK
PROPERTY SERVICES



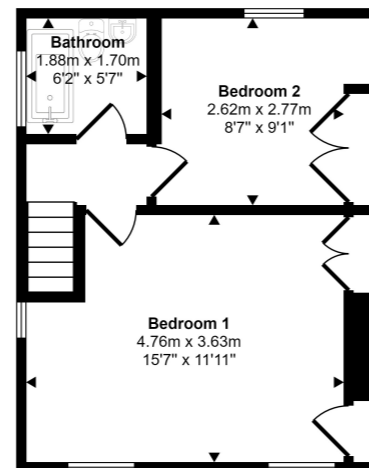
Approx Gross Internal Area
103 sq m / 1112 sq ft



Lower Ground Floor
Approx 34 sq m / 370 sq ft



Ground Floor
Approx 35 sq m / 377 sq ft



First Floor
Approx 34 sq m / 366 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

83 Crab Lane, Blackley, Manchester, Lancashire M9 8ND

- 2 BEDROOMED END COTTAGE
- SUBSTANTIAL REAR GARDEN
- CELLARS
- RETAINING MANY ORIGINAL FEATURES

£200,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed cottage style end terraced home retaining many period features. The living accommodation briefly comprises; entrance porch into hallway, front lounge, modern fitted kitchen/diner, 2 cellars room, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows throughout and a pleasant large garden to rear with potential to create off road parking. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

GROUND FLOOR

Entrance

Porch into hallway.
Hallway with oak effect laminate flooring and double radiator.

Front Lounge

4.26m x 4.25m (14' 0" x 13' 11") views to front, period style panelled wall, central fireplace, wooden surround, slate hearth, inset period style electric flame effect log burner, built in shelving, double radiator.

Kitchen/Diner

5.27m x 2.06m (17' 3" x 6' 9") views to rear, modern white shaker style units with grey marble effect worktops, stainless steel sink with chrome mixer tap, built in single electric oven, 4 ring gas hob, extractor, spaces for fridge and washer, room for table and chairs, part tiled walls, doors to rear garden and cellars below, double radiator.

CELLAR

Room 1

5.25m x 4.35m (17' 3" x 14' 3") power and lighting, uPVC window to side, double radiator.

Room 2

5.25m x 2.04m (17' 3" x 6' 8") window to side, power and lighting, built in shelving, double radiator.

FIRST FLOOR

Bedroom 1

4.76m x 3.63m (15' 7" x 11' 11") views to front and side, built in period wardrobes and storage, double radiator.

Bedroom 2

2.62m x 2.77m (8' 7" x 9' 1") views to rear, built in wardrobes and storage, double radiator.

Bathroom

1.88m x 1.7m (6' 2" x 5' 7") views to side, modern white suite comprising; bath with Victorian style mixer tap / flexi hose shower, wall mounted electric shower, close couple w.c, sink, part tiled walls, oak effect laminate flooring, single radiator.

Exterior

Front garden area - pebbled with central paved path.

Rear Garden Area - York stone paved paths, central lawn, steps up to pebbled area, single shed, raised flower beds.

Gate out to shared access owned by this property with potential to create off road parking to rear with garden area from shared access.

PLEASE NOTE - this property is situated in a conservation area.

