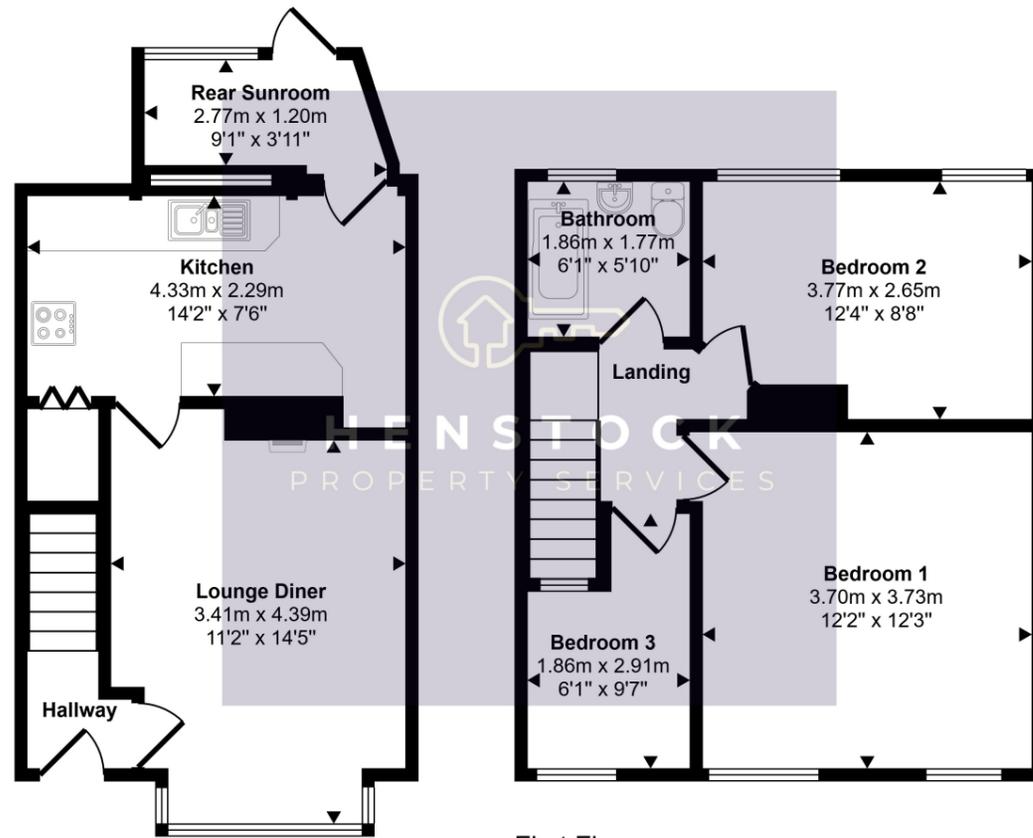




HENSTOCK
PROPERTY SERVICES



Approx Gross Internal Area
72 sq m / 772 sq ft



First Floor
Approx 38 sq m / 407 sq ft

Ground Floor
Approx 34 sq m / 365 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	77
England, Scotland & Wales		EU Directive 2002/91/EC	

29 Willan Road, Manchester M9 8LL

- 3 BEDROOMED TERRACED
- NO CHAIN
- COUNCIL TAX BAND A
- LEASEHOLD £5 PER ANNUM
- GAS CENTRAL HEATING
- LAWNED REAR GARDEN
- BLOCK PAVED OFF ROAD PARKING

£210,000



GROUND FLOOR

Entrance

Hallway with single radiator.

Front Lounge

3.41m x 4.39m (11' 2" x 14' 5") into bay window to front, central feature fireplace, mahogany surround, marble back panel and hearth, period style electric fire, double radiator.

Kitchen

4.33m x 2.29m (14' 2" x 7' 6") views to rear, oatmeal and oak trim units, marble effect worktops, stainless steel sink with chrome mixer tap, plumbed for washer, oak effect laminate flooring, under stair storage, door to sunroom, part tiled walls, double radiator.

Rear Sunroom

2.77m x 1.2m (9' 1" x 3' 11") views to rear, oak effect laminate flooring.

FIRST FLOOR

Bedroom 1

3.7m x 3.73m (12' 2" x 12' 3") views to front, double radiator.

Bedroom 2

3.77m x 2.65m (12' 4" x 8' 8") into recess, views to rear, double radiator.

Bedroom 3

1.86m x 2.91m (6' 1" x 9' 7") views to front, single radiator.

Bathroom

1.86m x 1.77m (6' 1" x 5' 10") views to rear, modern white suite comprising; bath with over bath wall mounted electric shower, sink, close coupled w.c, fully tiled walls, single radiator.

Exterior

Front garden area - gated off road parking.

Long lawned rear garden with small patio area, large lawn and path.

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed mid terraced family home set in this popular residential area close to Heaton Park. The living accommodation briefly comprises; entrance hallway, front lounge, fitted kitchen, rear sunroom, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows, block paved off road parking to front and a good sized lawn to rear. Ideally situated within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

