



**HENSTOCK**  
PROPERTY SERVICES



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 69 Slack Road, Blackley, Manchester, Lancashire M9 8NJ

- 2 BEDROOMED 2ND FLOOR APARTMENT
- ELECTRIC WALL HEATERS
- DESIGNATED PARKING SPACE

**£100,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this modern 2 bedroomed 2nd floor apartment set on this popular and modern development. The accommodation briefly comprises; entrance hallway, lounge, modern fitted kitchen, 2 bedrooms and a bathroom. The property also benefits from electric wall heaters, double glazed windows and designated 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.

## 2ND FLOOR

### Entrance

Hallway with built in storage, intercom access, electric wall heater.

### Lounge

4.94m x 3.01m (16' 2" x 9' 11") views to front, L shaped room, arch to kitchen, electric wall heater.

### Kitchen

2.92m x 1.8m (9' 7" x 5' 11") views to side, white modern units, black marble worktops, built in electric oven, 4 ring electric hob, stainless steel sink with chrome mixer tap, plumbed for washer, arch to lounge.

### Bedroom 1

3.41m x 3m (11' 2" x 9' 10") views to front, electric wall heater.

### Bedroom 2

2.75m x 2.33m (9' 0" x 7' 8") views to side, built in storage, electric wall heater.

### Bathroom

1.9m x 1.73m (6' 3" x 5' 8") modern white suite comprising; bath with over bath mixer tap shower, close coupled w.c, sink, part tiled walls, extractor, electric wall heater.

