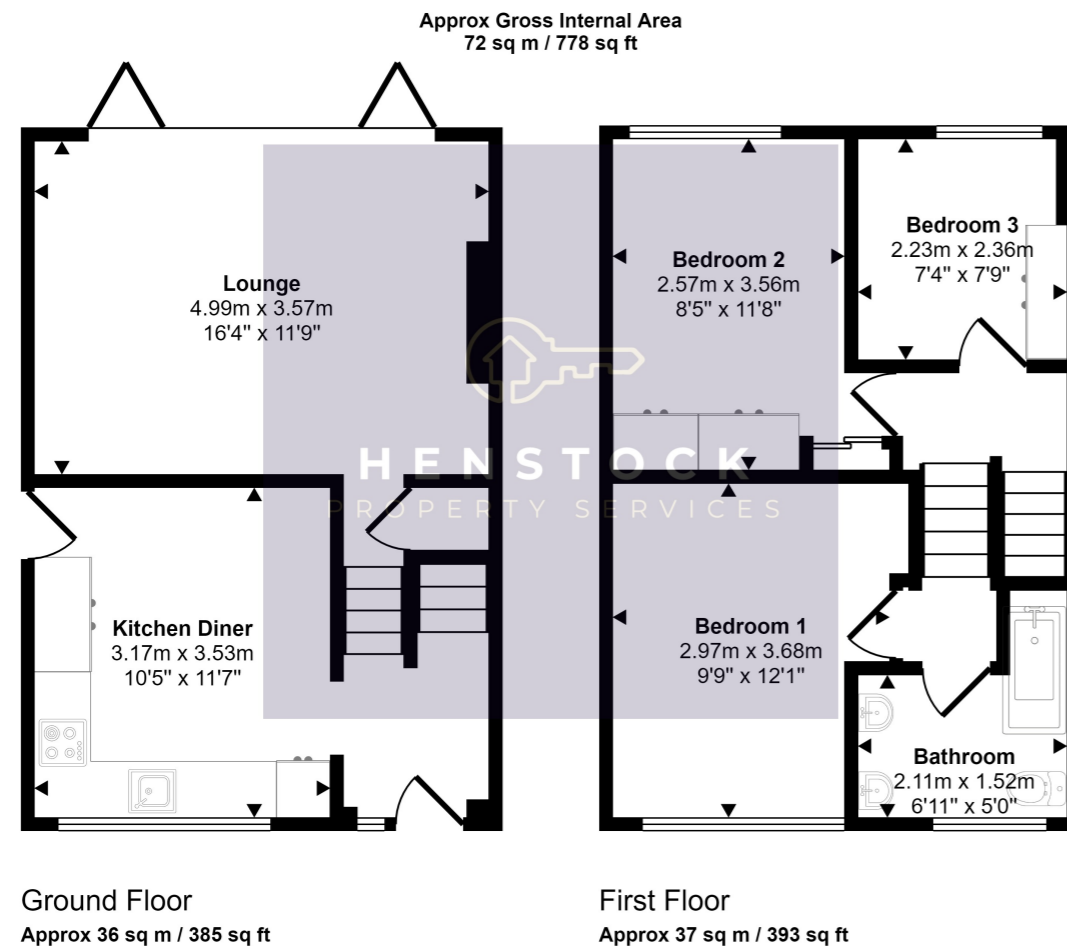
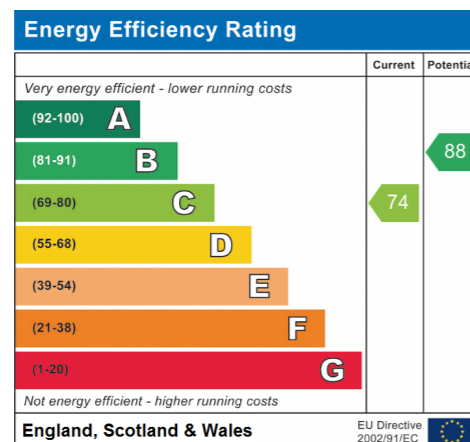




HENSTOCK
PROPERTY SERVICES



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.



49 Hill Lane, Blackley, Manchester, Lancashire M9 6PE

- IMMACULATE 3 BEDROOMED SEMI-DETACHED
- FREEHOLD
- TOUCH ACTIVATED LIVOLO CRYSTAL GLASS LIGHT SWITCHES
- CARRARA MARBLE WINDOWSILLS
- HIGH QUALITY INTERIOR / EXTERIOR THROUGHOUT
- NO CHAIN
- CAST IRON VERTICAL RADIATORS

£295,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed semi-detached home which is finished to the highest standard throughout. Only by viewing this property will you be able to fully appreciate the level of detail and quality to which the interior and exterior is presented. The living accommodation briefly comprises; entrance hallway, rear lounge with bi-fold doors, high quality fitted kitchen with dining area, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows, off road parking to side and a split level rear garden with green views and decked seating area. Ideally situated in this extremely popular spot 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

High security double locking front door. Hallway with oak style laminate flooring, oak and glass stair rails, arch to kitchen/diner.

Kitchen/Diner

3.17m x 3.53m (10' 5" x 11' 7") views to front, made to measure / bespoke off white kitchen comprising a range of low level and overhead units. The worktops are Carrara white marble, sea shell mother of pearl splashback and Villeroy Boch sink with Axor Hansgrohe tap. There are a range of built in Bosch black glass appliances such as microwave and oven, Bosch induction hob, Built in Bosch extractor hood, Built in Bosch dishwasher. Built in washing machine. Bespoke / made to measure dining nook with Callacata marble table, spotlights, oak style laminate flooring, single radiator.

Lounge

4.99m x 3.57m (16' 4" x 11' 9") steps from hall down to large open plan living space with Aluminium Bi-fold door access to two large composite decked terraces with unspoiled views over greenspace, oak style laminate flooring, double radiator.

UPPER FLOOR

Bedroom 1

2.97m x 3.68m (9' 9" x 12' 1") floor to ceiling velvet headboard, by bed switches controlling bedroom lighting, fitted grey modern high level wardrobes, drawers and shelving, views to rear, spotlights, single radiator.

Bedroom 2

2.57m x 3.56m (8' 5" x 11' 8") views to rear and greenspace, fitted high level white modern wardrobes and desk, single radiator.

Bedroom 3

2.23m x 2.36m (7' 4" x 7' 9") views to front, built in high level white modern wardrobes and shelving, single radiator.

Bathroom

2.11m x 1.52m (6' 11" x 5' 0") Roca bathtub in recessed alcove, over bath flexi hose and Hansgrohe rain shower, 2 matching sinks by Roca with chrome water fall Hansgrohe taps, wall mounted rimless Roca toilet, Porcelanosa wall tiles from top to bottom, mother of pearl mosaic on back wall with led lighting feature.

Exterior

Front garden area - half paved and half slate chippings plus gated hardstanding off road parking to side elevation with carport and tool store cabinet.

Rear garden - walk out from the lounge onto a glass panelled veranda with oak style flooring, steps then lead you down to a second decked patio / seating area with steps down to the lawn with planted borders, single shed.

