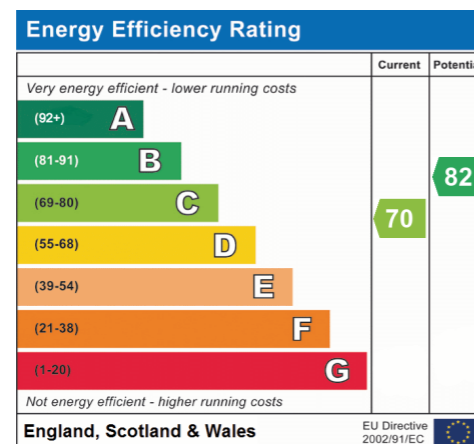
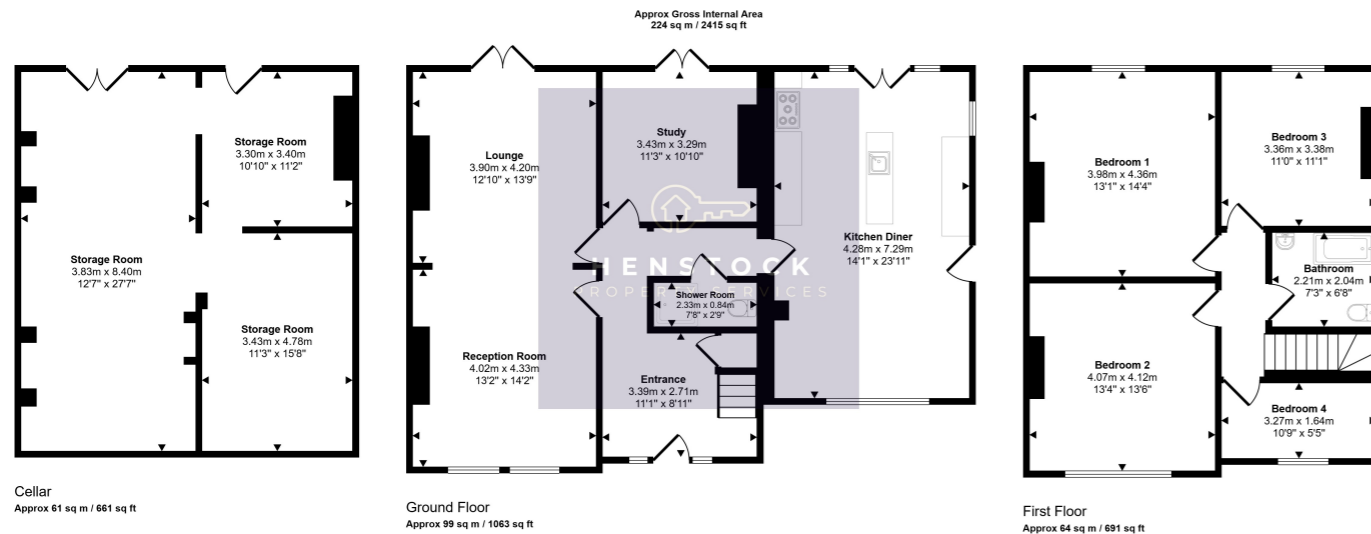




HENSTOCK

PROPERTY SERVICES



147 Hill Lane, Blackley, Manchester, Lancashire M9 6PW

- 4 BEDROOMED SEMI-DETACHED
- EXTENDED KITCHEN
- COUNCIL TAX BAND D
- NO CHAIN
- GROUND FLOOR SHOWER ROOM
- 2 RECEPTION ROOMS
- CELLAR ROOMS CREATING POTENTIAL TO DEVELOP
- FREEHOLD

Offers in Region of £360,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this substantial 4 bedroomed semi detached family home set in this popular residential area. The living accommodation briefly comprises; to the ground floor there is a spacious entrance hallway, large through lounge, separate reception / study room, ground floor shower room, large fitted kitchen/diner into extension. To the first floor, there are 4 bedrooms and a family bathroom. To the lower ground floor there are 3 cellar rooms which are accessed from the rear garden and have potential to create more living accommodation (subject to planning and regulations). The property also has the benefit of gas central heating, double glazed windows, gated parking to the side and a lawned garden 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.

GROUND FLOOR

Entrance

3.39m x 2.71m (11' 1" x 8' 11") large and spacious hallway. L shaped leading round to ground floor shower and kitchen. Double radiator.

Ground Floor Shower Room

2.33m x 0.84m (7' 8" x 2' 9") comprising of close coupled w.c and shower base with over mixer shower.

Large Through Lounge

4.02m x 4.33m (13' 2" x 14' 2") Front Section - large window to front, laminate flooring, double radiator.

3.9m x 4.2m (12' 10" x 13' 9") Rear Section - patio doors to rear onto decking, laminate flooring, double radiator.

2nd Reception / Study

3.43m x 3.29m (11' 3" x 10' 10") patio doors onto rear raised decking, wooden flooring, double radiator.

Large Kitchen/Diner

4.28m x 7.29m (14' 1" x 23' 11") open plan kitchen with large dining area, wood flooring. Fully fitted kitchen with wall and base units, island counter, 5 ring range style cooker with extractor hood, spacious dining area which features a front facing window. Door to side parking area and patio doors to rear raised decked area, Victorian style radiator.

Lower Ground Floor / Cellar Rooms

Room 1

3.3m x 3.4m (10' 10" x 11' 2") accessed at the rear garden level.

Room 2

3.43m x 4.78m (11' 3" x 15' 8")

Room 3

3.83m x 8.4m (12' 7" x 27' 7")

FIRST FLOOR

Bedroom 1

3.98m x 4.36m (13' 1" x 14' 4") views to rear, radiator.

Bedroom 2

4.07m x 4.12m (13' 4" x 13' 6") views to front, radiator.

Bedroom 3

3.36m x 3.38m (11' 0" x 11' 1") views to rear, radiator.

Bedroom 4

3.27m x 1.64m (10' 9" x 5' 5") views to front.

Bathroom

2.21m x 2.04m (7' 3" x 6' 8") white suite comprising; bath, sink and close coupled w.c,

Exterior

Tarmaced area to the front with space for parking and also leading to the front door.

The enclosed back garden is on a lower level and features lawned area. Stairs lead up to the side gated parking at street level. .

