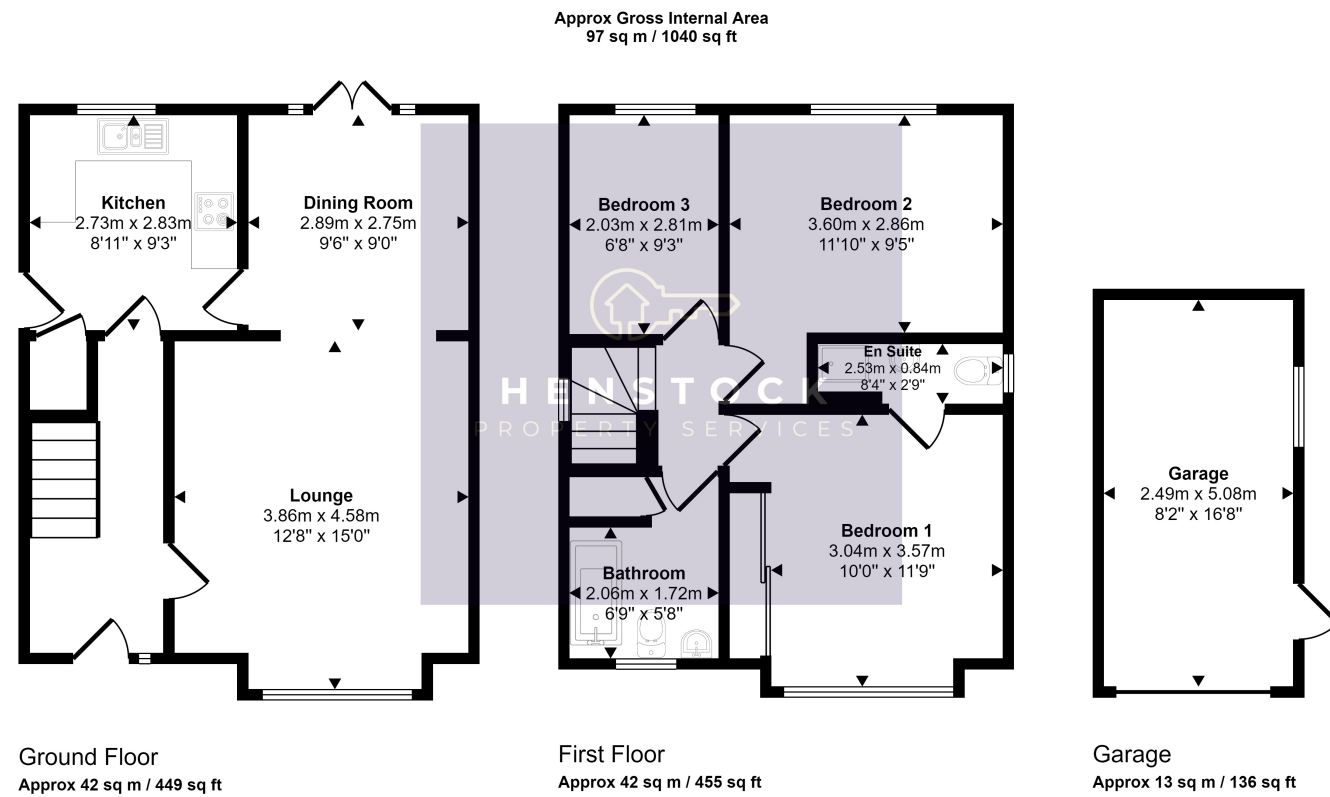




HENSTOCK
PROPERTY SERVICES



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.

7 Moortop Close, Blackley, Manchester, Lancashire M9 0RY

- 3 BEDROOMED DETACHED
- FREEHOLD
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- COUNCIL TAX BAND C
- SINGLE BRICK BUILT GARAGE
- PLEASANT AND WELL MAINTAINED REAR GARDEN

£325,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed modern detached family home which is well presented throughout. The living accommodation briefly comprises; entrance hallway, front lounge with arch to dining room, fitted kitchen, 3 bedrooms (master en-suite shower) and a bathroom. The property also has the benefit of gas central heating, double glazed windows, single brick built garage and a good sized rear garden which is well maintained.

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

Hallway with spindled staircase, tiled floor, single radiator.

Front Lounge

4.2m x 3.91m (13' 9" x 12' 10") into bay window to front, central feature fireplace, white stone surround, log flame effect electric fire, arch to dining area, single radiator.

Dining Room

3.09m x 2.97m (10' 2" x 9' 9") views to rear, double patio doors to rear, arch to lounge, single radiator.

Kitchen

2.82m x 2.90m (9' 3" x 9' 6") views to rear, modern white high gloss units with butchers block style worktops, black resin sink with chrome mixer tap, 4 ring gas hob, built in single electric oven, extractor. integral dishwasher, part tiled walls, tiled floor, under stair storage, door to rear garden, double radiator.

Brick Built Garage

5.17m x 2.64m (17' 0" x 8' 8") up and over door to front, side door, power and lighting.

FIRST FLOOR

Bedroom 1

3.76m x 3.72m (12' 4" x 12' 2") views to front, built in sliding mirrored door wardrobes, oak effect laminate flooring, single radiator.

En-Suite Shower

2.55m x .87m (8' 4" x 2' 10") single shower cubicle with wall mounted mixer shower, glass folding door, sink, close coupled w.c, fully tiled walls, tiled floor, single radiator.

Bedroom 2

3.84m x 3.72m (12' 7" x 12' 2") into recessed doorway, views to rear, oak effect laminate flooring, single radiator.

Bedroom 3

2.96m x 2.13m (9' 9" x 7' 0") views to rear, white painted effect laminate flooring, single radiator.

Bathroom

2.1m x 2.42m (6' 11" x 7' 11") white modern suite comprising; P shaped bath with chrome flexi hose mixer tap shower, glass screen, sink, close coupled w.c, fully tiled walls, tiled floor, spotlights, built in storage, chrome heated towel rail.

Exterior

Front garden area - lawned with planted borders, hardstanding off road parking leading up to single brick built garage.

Large rear garden - paved path, stone chipped seating area, paved patio, raised lawn with mature planted borders, single shed.

