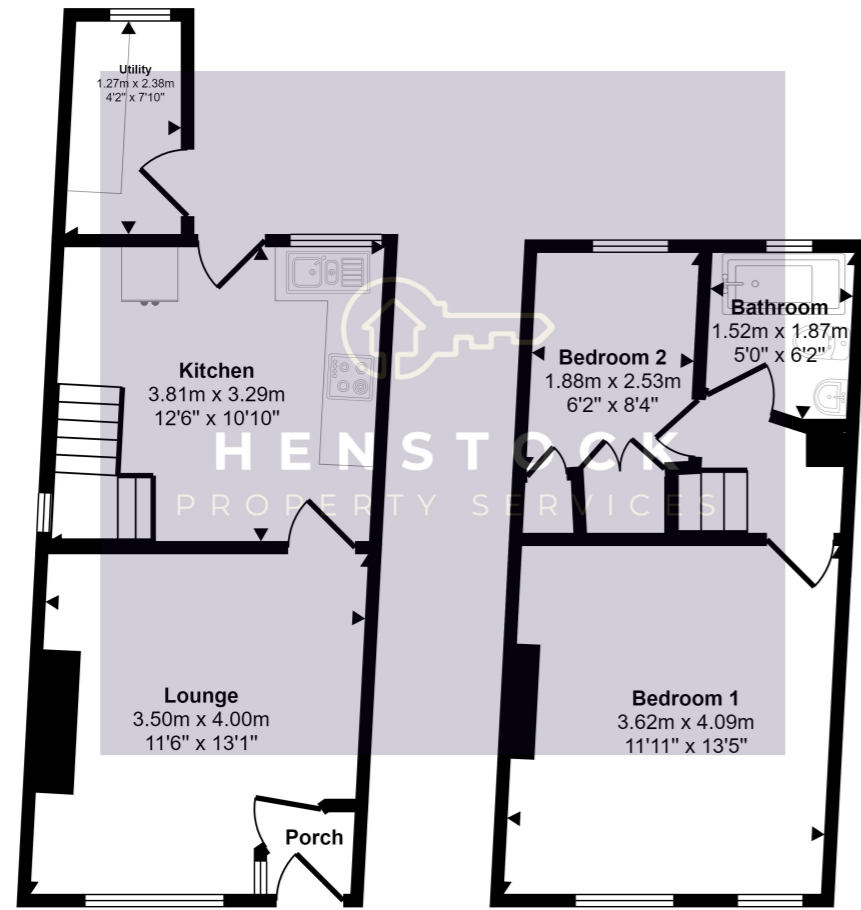


Approx Gross Internal Area
55 sq m / 589 sq ft



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		85
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



HENSTOCK
PROPERTY SERVICES



**111a Crab Lane, Blackley, Manchester, Lancashire
M9 8ND**

- 2 BEDROOMED TRADITIONAL END TERRACED
- COUNCIL TAX BAND A
- FREEHOLD
- DRIVEWAY TO SIDE FOR OFF ROAD PARKING

£160,000



PROPERTY DESCRIPTION

Henstock Property Services are delighted to market this well presented and charming 2 bedroomed traditional end terraced home. The living accommodation briefly comprises; entrance vestibule leading into front lounge, modern fitted kitchen/diner, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows, off road parking to side and a pleasant rear garden space with brick built utility room. Well situated close to well regarded Schools, plus within close proximity to transport links and a few miles from the M60 motorway network.

GROUND FLOOR

Entrance

Vestibule into lounge

Lounge

3.5m x 4m (11' 6" x 13' 1") views to front, central feature fireplace, inset pebble gas fire, oak and marble surround, oak effect laminate flooring, double radiator.

Kitchen/Diner

3.81m x 3.29m (12' 6" x 10' 10") views to rear, oak units with marble black worktops, built in single electric oven, 4 ring gas hob, extractor, 1 1/2 bowl stainless steel sink with chrome mixer tap, oak effect laminate flooring, open staircase, door to rear, space for dining suite, double radiator.

Brick Built Utility

1.27m x 2.38m (4' 2" x 7' 10") accessed from rear garden, single radiator.

FIRST FLOOR

Bedroom 1

3.62m x 4.09m (11' 11" x 13' 5") views to front, single radiator.

Bedroom 2

1.88m x 2.53m (6' 2" x 8' 4") views to rear, built in over stair storage, single radiator.

Bathroom

1.52m x 1.87m (5' 0" x 6' 2") modern white suite comprising; bath with over bath mixer shower, chrome and glass folding screen, close coupled w.c, sink with storage below, fully tiled walls, tiled floor, chrome heated towel rail.

Exterior

Front garden area and side driveway which is block paved creating 2 off road parking spaces.

Rear garden - paved patio and paths with pebbled borders.

