



Ground Floor
Approx 48 sq m / 519 sq ft

First Floor
Approx 35 sq m / 380 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.



17 Leroy Drive, Blackley, Manchester, Lancashire M9 7EW

- 3 BEDROOMED SEMI-DETACHED
- SINGLE STOREY EXTENSION TO REAR
- DETACHED GARAGE
- COUNCIL TAX BAND B
- LEASEHOLD - £7 PER ANNUM
- REAR GARDEN
- OFF ROAD PARKING TO SIDE

£250,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed semi detached family home with a ground floor rear extension. The living accommodation briefly comprises; entrance hallway, through lounge, dining room, fitted kitchen, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows, off road parking to front leading to single detached garage and a pleasant rear garden. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and access to M60/M62 motorway links.

GROUND FLOOR

Hallway

3.62m x 1.78m (11' 11" x 5' 10") understair storage, oak effect laminate flooring, single radiator.

Through Lounge

3.49m x 6.27m (11' 5" x 20' 7")

front area - open to rear, views to front, oak effect laminate flooring, feature fireplace with moulded wooden surround, marble back panel and hearth, inset coal effect gas fire, double radiator. rear area - open to front, arch to extended dining area, oak effect laminate flooring.

Extended Dining Room

2.86m x 2.73m (9' 5" x 8' 11") double patio doors to rear garden, French doors to extended kitchen, single radiator.

Extended Kitchen

2.36m x 5.68m (7' 9" x 18' 8") views to side and rear, modern cream units with marble style worktops, built in double oven/grill with 4 ring ceramic hob, extractor, 1 1/2 bowl stainless steel sink with chrome mixer tap, integral fridge and freezer, plumbed for washer, French doors to dining room, part tiled walls, door to rear, single radiator.

Single Detached Garage

5.01m x 2.37m (16' 5" x 7' 9") up and over door to front.

FIRST FLOOR

Bedroom 1

3.02m x 3.14m (9' 11" x 10' 4") views to rear, built in storage, single radiator.

Bedroom 2

3.05m x 3.13m (10' 0" x 10' 3") views to front, single radiator.

Bedroom 3

2.29m x 2.28m (7' 6" x 7' 6") views to front, single radiator.

Bathroom

2.33m x 1.63m (7' 8" x 5' 4") coloured suite comprising; bath with flexi hose mixer tap shower, sink, close coupled w.c, part tiled walls, single radiator.

Exterior

Front garden area - lawned with hardstanding driveway to side.

Rear Garden - patio with steps down to lawn and planted borders.

