



HENSTOCK

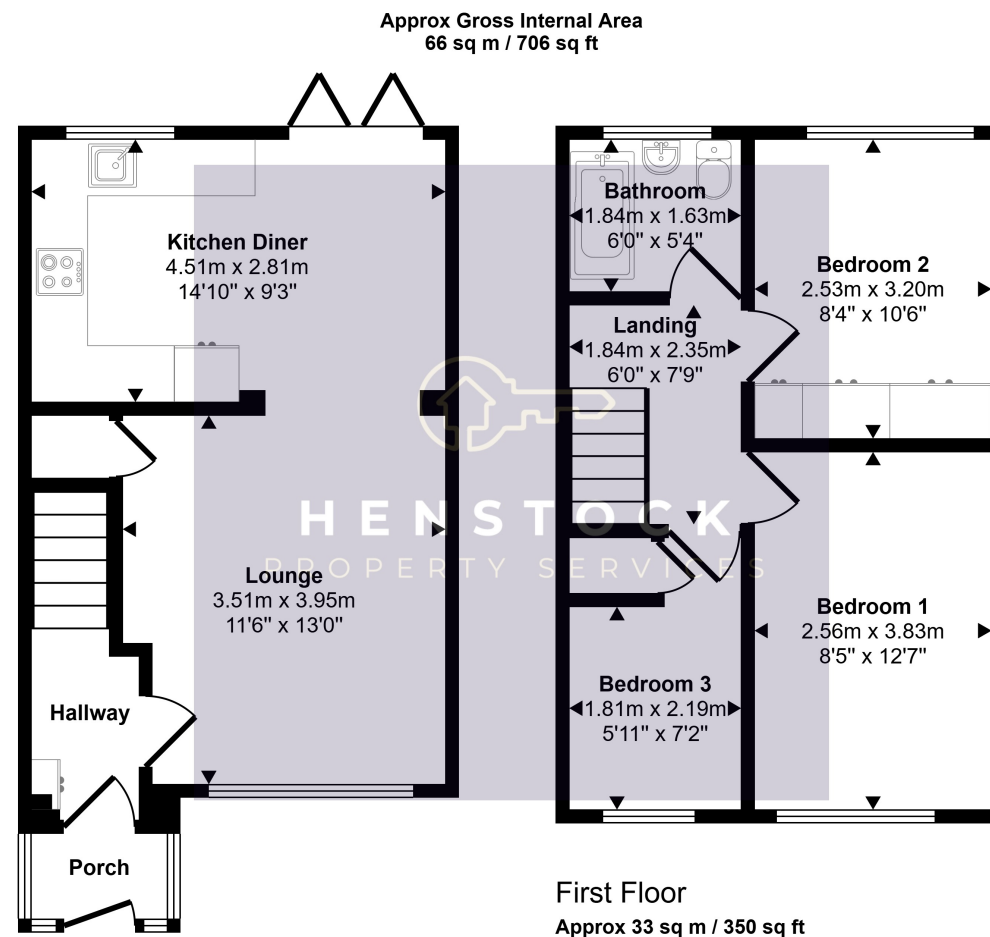
PROPERTY SERVICES



20 Grant Close, Blackley, Manchester, Lancashire M9 8HY

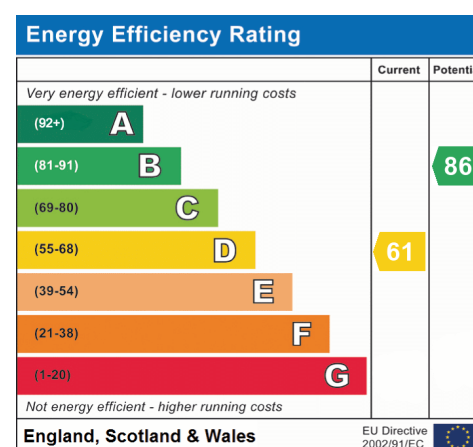
- 3 BEDROOMED SEMI DETACHED
- COUNCIL TAX BAND B
- IMMACULATE INTERIOR
- PLENTY OF OFF ROAD PARKING
- GAS CENTRAL HEATING
- PLEASANT REAR GARDEN WITH FEATURE LIGHTING
- EPC RATING D
- LEASEHOLD - £50 PER ANNUM

£260,000



Ground Floor
Approx 33 sq m / 355 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.





PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this very well presented 3 bedroomed semi detached family home set in this popular residential area. The living accommodation briefly comprises; entrance porch into hallway, front lounge open to modern fitted kitchen/diner, 3 bedrooms and bathroom. The property also has the benefit of gas central heating, double glazed windows, off road parking to front, plus gated off road parking to rear, with storage shed, power and lighting. 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

Porch leading into hallway.

Lounge

3.51m x 3.95m (11' 6" x 13' 0") views to front, under stair storage, double radiator.

Kitchen/Diner

4.51m x 2.81m (14' 10" x 9' 3") modern fitted kitchen with under floor heating, dark grey high gloss fronted units with white quartz worktops, concealed copper coloured under counter lighting, AEG induction hob with single electric oven and extractor, copper plated sink and mixer tap, built in fridge and freezer, built in dishwasher, high level built in microwave, spotlights, tiled floor, space for dining table, bi-fold sliding doors to rear garden.

FIRST FLOOR

Bedroom 1

2.56m x 3.83m (8' 5" x 12' 7") views to front, radiator.

Bedroom 2

2.53m x 3.2m (8' 4" x 10' 6") views to rear, built in wardrobes, radiator.

Bedroom 3

1.81m x 2.19m (5' 11" x 7' 2") views to front, radiator.

Bathroom

1.84m x 1.63m (6' 0" x 5' 4") modern white bathroom suite comprising; bath with over bath mixer shower and glass screen, vanity sink unit with storage below, close coupled w.c, tiled walls, tiled floor.

Landing

1.84m x 2.35m (6' 0" x 7' 9")

Exterior

Front - low maintenance garden to front, with side driveway for 2/3 cars.

Rear - low maintenance garden with feature lighting, atroturf lawn, paved patio area, with rear car access and storage shed (power and lighting).

