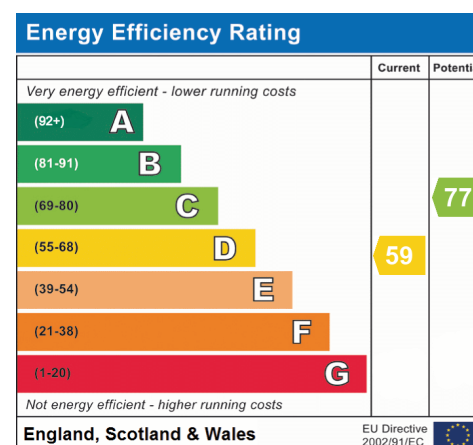


Floorplan

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.



HENSTOCK
PROPERTY SERVICES



39 Coulsden Drive, Blackley, Manchester, Lancashire M9 6AP

- 2 BEDROOMED SEMI DETACHED TRUE BUNGALOW
- NO CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- SINGLE BRICK BUILT GARAGE
- OFF ROAD PARKING
- COUNCIL TAX BAND B
- LEASEHOLD
- EPC RATING D

Offers in Excess of £220,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed semi-detached true bungalow set in this quiet cul-de-sac. The living accommodation briefly comprises; entrance porch into hallway, front lounge, modern fitted kitchen, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows, off road parking to the front leading to brick built garage 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

1.2m x 0.98m (3' 11" x 3' 3") Porch into hallway with tiled floor.

Hallway

4.4m x 1.27m (14' 5" x 4' 2") with high gloss oak effect laminate flooring, cloakroom/store, double radiator.

Front Lounge

3.49m x 4.44m (11' 5" x 14' 7") into picture bay window to front, grey high gloss oak effect laminate flooring, double radiator.

Kitchen

3.7m x 2.46m (12' 2" x 8' 1") views to rear, modern white high gloss molded units, black marble style worktops, stainless steel sink unit with chrome mixer tap, plumbed for freestanding gas cooker, part tiled walls, tiled floor, spotlights, door to rear garden.

Bathroom

2.37m x 1.93m (7' 9" x 6' 4") modern white suite comprising; P shaped bath with over bath flexi hose and rain showers, glass screen, sink, close coupled w.c, fully tiled walls, tiled floor, spotlights, single radiator.

Bedroom 1

3.53m x 3.47m (11' 7" x 11' 5") views to rear, modern dark oak style built in wardrobes and drawer pack, separate built in storage, grey oak effect laminate flooring, single radiator.

Bedroom 2

2.45m x 3.24m (8' 0" x 10' 8") views to front, single radiator.

Single Brick Built garage

2.45m x 5.89m (8' 0" x 19' 4") up and over door to front.

Exterior

Front garden area - lawned with paved steps up to front and side gated hardstanding off road parking.

Rear - paved patio area and 2 lawned areas.

