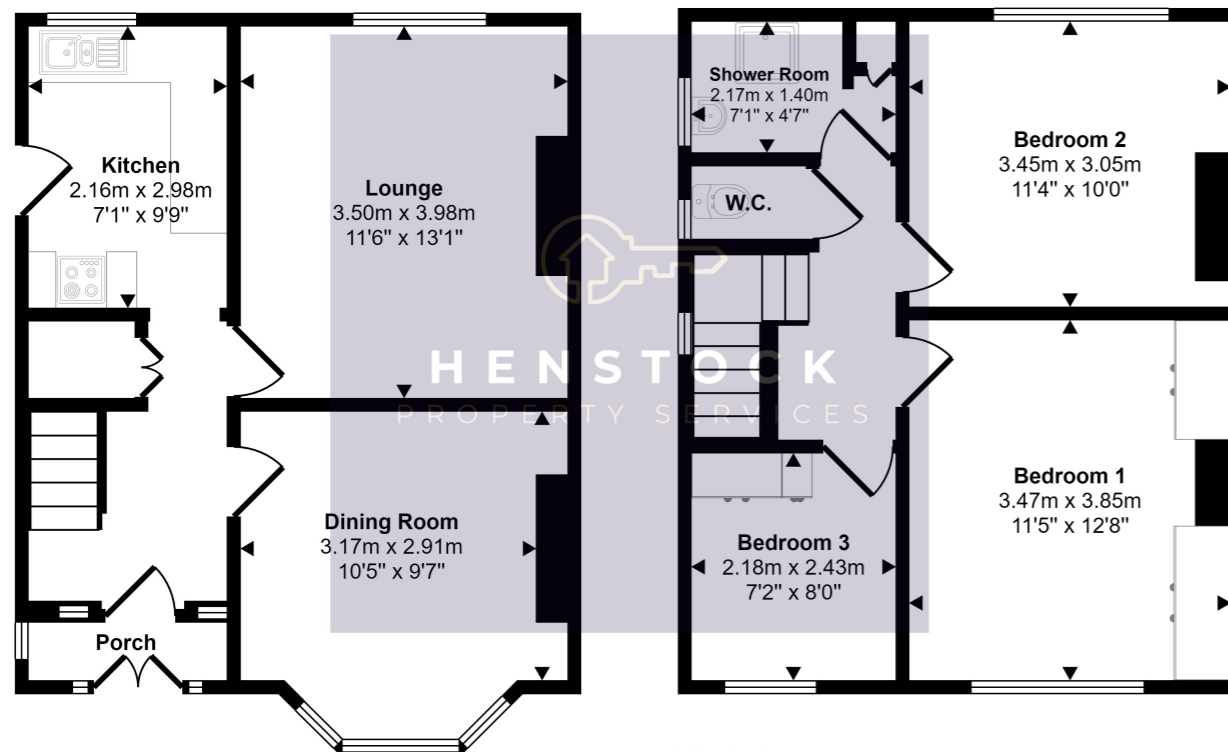




**HENSTOCK**  
PROPERTY SERVICES



Approx Gross Internal Area  
82 sq m / 888 sq ft



First Floor  
Approx 41 sq m / 439 sq ft

Ground Floor  
Approx 42 sq m / 449 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.

## 19 Hill Lane, Manchester M9 6PE

- NO CHAIN!
- FREEHOLD!
- 3 BED TRADITIONAL SEMI DETACHED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED WINDOWS

**£230,000**



### Entrance

Hallway to open spindled staircase, oak effect laminate flooring, under stair storage. Double radiator.

### Front Lounge

3.62m x 3.65m (11' 11" x 12' 0") Views to front, picture bay window, oak effect laminate flooring, single radiator.

### Rear Lounge

4.08m x 3.69m (13' 5" x 12' 1") Views to rear garden, central feature fire place with oak surround, marble back and hearth, period style inset coal effect gas fire.

### Kitchen

3.10m x 2.40m (10' 2" x 7' 10") Views to rear garden, oak units with marble style work tops, free standing gas cooker, stainless steel sink and chrome mixer tap, plumbed for washer, partly tiled walls, oak effect laminate flooring. Double radiator.

### Exterior

FRONT: Paved paths with planted borders.

REAR: Paved side path leading down to raised paved patio overlooking central lawn with mature planted borders, single wooden shed and green house.

### Upper Floor

#### Bedroom 1

4.09m x 3.23m (13' 5" x 10' 7") Views to front, built in solid pine wardrobes and dressing table. Single radiator.

#### Bedroom 2

3.57m x 3.10m (11' 9" x 10' 2") Views to rear garden and green space beyond. Single radiator

#### Bedroom 3

2.47m x 2.27m (8' 1" x 7' 5") Views to front, built in pine wardrobe. Single radiator.

### Shower Room

2.25m x 1.39m (7' 5" x 4' 7") Double base walk in shower cubicle with wall mounted electric shower, part marble style board partly tiled walls, vanity sink unit, tiled floor, spotlights. Chrome heated towel rail.

### Separate WC Room

CCWC, fully tiled walls and floor. Spotlights

## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market well presented 3 bedroomed traditional semi-detached family home set in this popular location within 4 miles of Manchester City Centre. The living lower floor accommodation briefly comprises; entrance via porch into hallway, front lounge, rear lounge, modern fitted kitchen, 3 bedrooms and a shower room. The property also has the benefit of gas central heating, uPVC double glazed windows and pleasant garden to rear. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links.

