



HENSTOCK
PROPERTY SERVICES



122 Old Road, Blackley, MANCHESTER, Lancashire M9 8BS

- 2 BEDROOMED MID TERRACE
- PRESENTED TO HIGH STANDARD
- PLEASANT VIEWS TO FRONT

- MODERN SOUTH WEST FACING REAR GARDEN
- UPVC DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

£154,999



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this extremely well presented and modern 2 bedroomed mid terraced home set in this popular location. The living accommodation briefly comprises entrance vestibule, lounge, kitchen, rear porch, two bedrooms plus stylish bathroom/wc with modern white three piece suite and attractive part tiled walls. The property also has the benefit of gas central heating, double glazed windows and a compact garden to rear. Ideally situated in this extremely popular spot within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

Vestibule

Lounge

4.05m x 4.03m (13' 3" x 13' 3")

Kitchen

Exterior

Front: Overlooking a pleasant wooded area to the front.

Rear: Pleasant sun trap rear garden with modern porcelain style tiles.

Upper Floor

Bedroom 1

4.05m x 4.03m (13' 3" x 13' 3")

Bedroom 2

3.28m x 2.14m (10' 9" x 7' 0")

Bathroom

