



**HENSTOCK**  
PROPERTY SERVICES

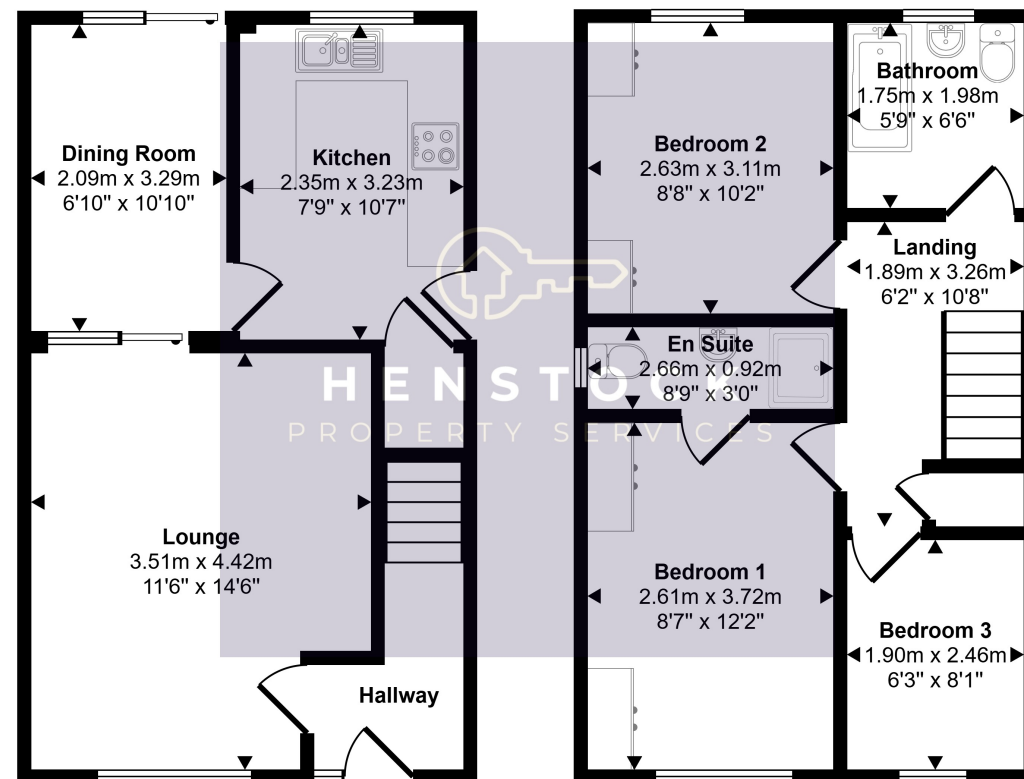


## 49 Boothroyden Road, Blackley, Manchester, Lancashire M9 0SJ

- 3 BEDROOMED DETACHED
- LARGE REAR GARDEN
- FREEHOLD
- MASTER EN SUITE SHOWER ROOM
- NO CHAIN
- COUNCIL TAX BAND C

**£295,000**

Approx Gross Internal Area  
73 sq m / 790 sq ft



Ground Floor  
Approx 36 sq m / 392 sq ft

First Floor  
Approx 37 sq m / 397 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 please to market this 3 bedroomed detached family home set in this popular residential area. The living accommodation briefly comprises; entrance hallway, lounge, dining room, fitted kitchen, 3 bedrooms (master en-suite shower room) and a family bathroom. The property also has the benefit of gas central heating, double glazed windows, off road parking to front and a large lawned 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

### Entrance

Hallway

### Lounge

3.51m x 4.42m (11' 6" x 14' 6")

### Dining Room

2.09m x 3.29m (6' 10" x 10' 10")

### Kitchen

2.35m x 3.23m (7' 9" x 10' 7")

## FIRST FLOOR

### Bedroom 1

2.61m x 3.72m (8' 7" x 12' 2")

### En-Suite Shower Room

### Bedroom 2

2.63m x 3.11m (8' 8" x 10' 2")

### Bedroom 3

1.9m x 2.46m (6' 3" x 8' 1")

### Bathroom

1.75m x 1.98m (5' 9" x 6' 6")

### Exterior

Off Road parking to front.

Large Lawned rear garden

