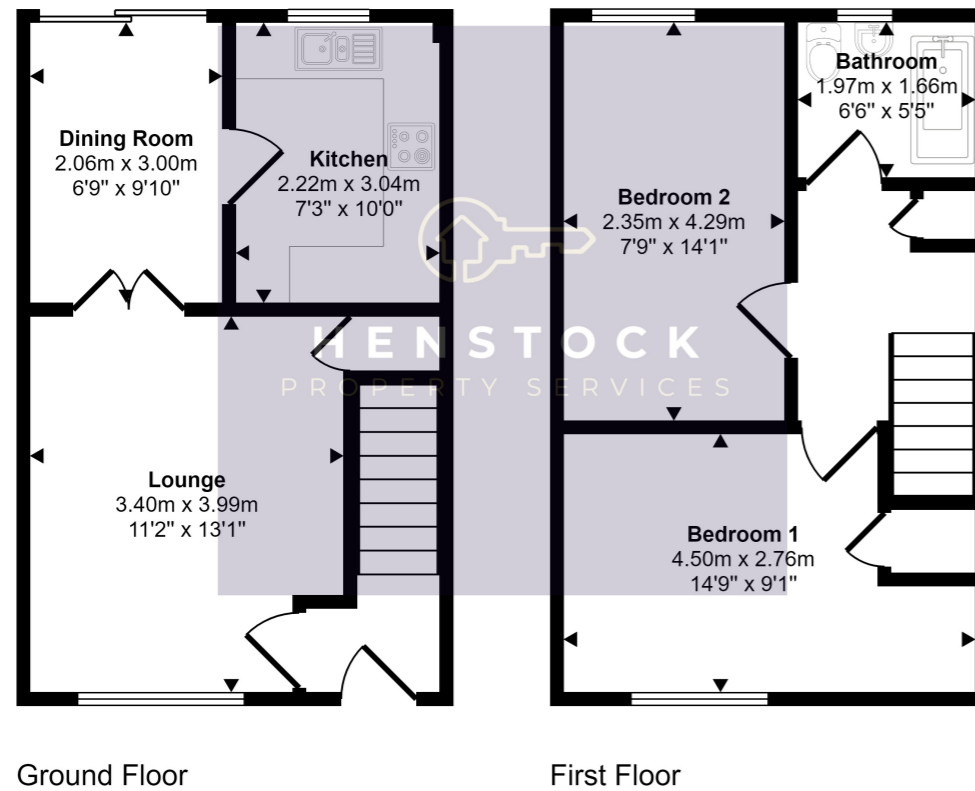




HENSTOCK
PROPERTY SERVICES



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.



89 Factory Lane, Blackley, Manchester, Lancashire M9 8EA

- 2 BEDROOMED SEMI DETACHED
- COUNCIL TAX BAND A
- FREEHOLD
- GAS CENTRAL HEATING
- PARKING SPACE TO REAR

£215,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed semi detached home set in this popular residential area. The living accommodation briefly comprises; entrance hallway, lounge, dining room, kitchen, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows, rear gated parking space, with gardens to front and 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 link

GROUND FLOOR

Entrance

Hallway with double radiator.

Front Lounge

3.4m x 3.99m (11' 2" x 13' 1") views to front, under stair storage, double doors to dining area, single radiator.

Dining Room

2.06m x 3m (6' 9" x 9' 10") double doors to lounge, sliding patio doors to rear garden.

Kitchen

3.04m x 2.22m (10' 0" x 7' 3") views to rear, modern maple units with matching worktops, built in single oven, 4 ring gas hob, extractor, 1 1/2 bowl stainless steel sink with chrome mixer tap, part tiled walls, tile effect flooring, electric wall heater.

FIRST FLOOR

Bedroom 1

4.5m x 2.76m (14' 9" x 9' 1") views to rear, single radiator.

Bedroom 2

2.35m x 4.29m (7' 9" x 14' 1") L shaped, curtained storage space, single radiator.

Bathroom

1.97m x 1.66m (6' 6" x 5' 5") views to rear, modern white suite comprising; bath with over bath wall mounted electric shower, sink, close coupled w.c, part tiled walls, extractor, oak effect laminate flooring, single radiator.

Exterior

Lawned front garden area.

Rear garden - small paved raised seating area with steps down to Astro turf lawn and gated tarmac off road parking space, single shed.

