

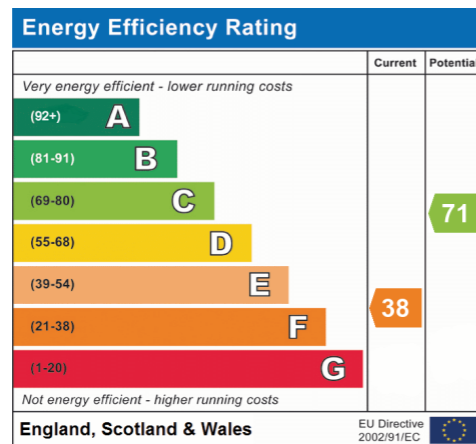
Approx Gross Internal Area
281 sq m / 3028 sq ft



Ground Floor
Approx 113 sq m / 1213 sq ft

Denotes head height below 1.5m

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



1078 Rochdale Road, Blackley, Manchester, Lancashire M9 7EQ

- 6 BEDROOMED SEMI-DETACHED
- SEPARATE 2 BEDROOMED DETACHED BUNGALOW
- FREEHOLD
- COUNCIL TAX BAND C
- GROUND FLOOR W.C
- LARGE REAR GARDEN
- PLENTY OF OFF ROAD PARKING TO FRONT

£695,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this substantial 6 bedroomed semi detached home with a separate 2 bedroomed detached bungalow to the rear. The main living accommodation, which is presented to a high standard throughout, briefly comprises; entrance porch into hallway with utility/w.c room, front lounge, modern fitted kitchen with arch to dining room leading through to 2nd reception area, extended rear store room, 3 bedrooms and a family bathroom on the middle floor, and 3 more bedrooms on the top floor with shower room. The property also has the benefit of a detached rear bungalow which comprises; lounge, modern fitted kitchen/diner, 2 bedrooms and a wetroom. There is also plenty of off road parking to front, and a large rear garden with paved and decked patio areas. 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.

GROUND FLOOR

Entrance

Porch leading into hallway, grey oak effect laminate flooring, door into hallway with original double glazed leaded stained glass window.
Hallway with open spindled staircase, grey oak effect laminate flooring, small under stair store, double radiator.

Utility/W.C Room

Set off hallway, fitted wall units, black high gloss sparkle worktops, close coupled w.c, floating hand basin, plumbed for washer and dryer, half tiled walls, tiled floor, chrome heated towel rail.

Front Lounge

Large feature bay window to front, log flame effect modern electric fire with white marble surround, grey oak effect laminate flooring, double radiator.

Kitchen

With arch to dining area/2nd lounge, white modern high gloss units, aged oak effect worktops, 1 1/2 bowl stainless steel sink with chrome mixer tap, 6 ring rangemaster double oven, brushed chrome gas cooker, plumbed for dishwasher, oak effect flooring, spotlights, central island to rear, double radiator.

Extended Dining Area

arch to kitchen, oak effect laminate flooring, double patio doors to rear, large dining space.

2nd Reception Room

Set off dining area, oak effect laminate flooring, floating log/flame effect electric fire, 2 double radiators.

Extended Rear Store Room

Double patio doors from dining area, Bi-Fold door to rear garden, oak effect laminate flooring, central roof light window.

FIRST FLOOR

Landing Area

With staircase up to 2nd floor, oak effect laminate flooring, single radiator.

Bedroom 1

High level modern oak effect wardrobes, oak effect laminate flooring, spotlights.

Bedroom 2

Modern high level oak effect wardrobes, views to rear, oak effect laminate flooring, double radiator.

Bedroom 3

High Level fitted modern oak effect wardrobes with matching fitted drawer packs, oak effect laminate flooring, spotlights, single radiator.

Bath/Shower Room

Modern white suite comprising; extra deep bath, double base walk in shower with glass panel screen, wall mounted flexi hose and rain shower, floating wall mounted sink, close coupled w.c, fully marble tiled floor and walls, spotlights, chrome heated towel rail.

2nd FLOOR

Bedroom 4

Velux style roof window, built in modern wardrobe and drawers, storage, oak effect laminate flooring, single radiator.

Bedroom 5

Velux style roof window, built in modern wardrobe and drawers, storage, oak effect laminate flooring, single radiator.

Bedroom 6

Velux style roof windows, built in modern wardrobes, oak effect laminate flooring, single radiator.

Shower Room

Velux style roof window, walk in shower area with wall mounted electric shower, floating sink, close coupled w.c, fully tiled walls, double radiator.

DETACHED BUNGALOW

Entrance

Double patio doors to the front leading into lounge.

Lounge

Views to front and side, oak effect laminate flooring, door to kitchen/diner, double radiator.

Kitchen/Diner

Views to side, modern high gloss units with grey marble style worktops, stainless steel sink with chrome mixer tap, built in high level electric oven, 4 ring ceramic hob, extractor, space for dining suite, part tiled walls, oak effect laminate flooring, small storage cupboard, double radiator.

Bedroom 1

