



HENSTOCK
PROPERTY SERVICES



12 Pilkington Road, Manchester M9 7BX

- 3 BED END QUASI SEMI
- LARGE PLOT TO SIDE
- REAR GARDEN
- DOWNSTAIRS WC
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING

£175,000



Entrance

Hallway with oak effect laminate flooring. Double radiator.

Lounge

4.57m x 4.07m (15' 0" x 13' 4") Into picture bay window to front, central feature fire place with white marble surround and black marble back panel and hearth, brushed chrome inset coal effect gas fire, oak effect laminate flooring. Double radiator.

Kitchen / Diner

4.56m x 3.37m (15' 0" x 11' 1") Modern white high gloss units with black marble style worktops, one and a half bowl stainless steel sink with chrome mixer tap, free standing gas cooker, plumbed space for washing machine, mostly tiled walls, tiled floor, access to under stair storage and ground floor WC room. Views to rear garden. Door to rear garden. 2 x Double radiator.

Ground Floor WC Room

Exterior

Front: Paved area leading to a very large side lawned garden area.

Rear: Triangle shaped rear garden. Paved patio with central lawn.

Upper Floor

Bedroom 1

3.15m x 3.04m (10' 4" x 10' 0") Views to front, built in storage. Single radiator.

Bedroom 2

3.52m x 2.72m (11' 7" x 8' 11") Views to rear garden. Single radiator.

Bedroom 3

2.35m x 2.43m (7' 9" x 8' 0") L shaped room into recess. Built in storage. Single radiator.

Shower Room

1.81m x 1.58m (5' 11" x 5' 2") Corner Glass door with curved shower unit and wall mounted electric shower, vanity sink, ccwc, fully tiled walls, tiled floor, spotlights. Chrome heated towel rail.

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed end quasi semi detached family home. The living accommodation briefly comprises; entrance hallway, lounge, ground floor WC, fitted kitchen/diner, 3 upper floor bedrooms and a shower room. The property also has the benefit of gas central heating, double glazed windows, a large lawned side garden and a pleasant rear garden. Ideally situated in this 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.

