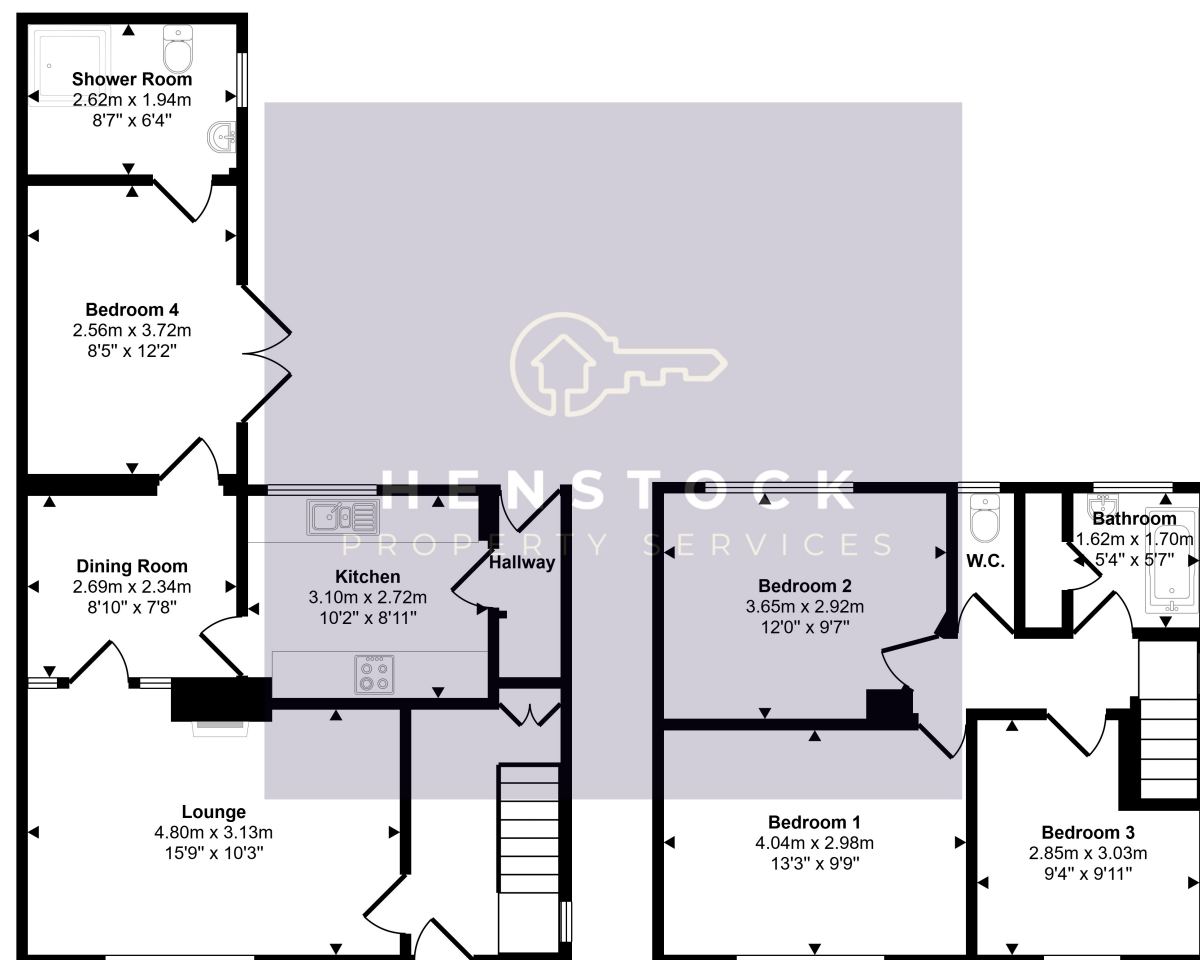
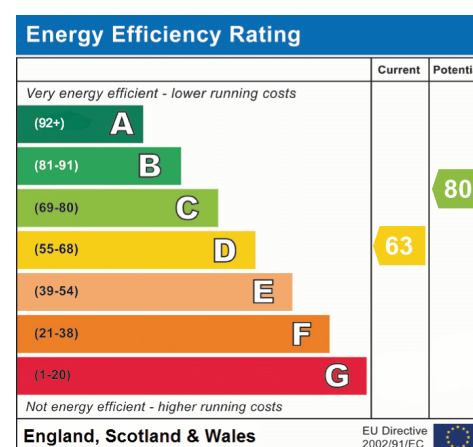


Approx Gross Internal Area
99 sq m / 1067 sq ft



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.



10 Benmore Road, Blackley, Manchester, Lancashire M9 6EJ

- 4 BEDROOMED EXTENDED SEMI-DETACHED
- NO CHAIN
- FREEHOLD
- 4th BEDROOM IS ON THE GROUND FLOOR
- GROUND FLOOR SHOWER ROOM
- EPC RATING D
- COUNCIL TAX BAND A

Offers in Region of £190,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 4 bedroomed semi-detached family home with a ground floor rear extension giving ground floor bedroom with en-suite adapted shower. The living accommodation briefly comprises; entrance into hallway, front lounge, dining room into modern fitted kitchen, ground floor bedroom and ground floor shower room. The upper floor consists of 3 further bedrooms and a bathroom with separate WC. The property also has the benefit of off road parking, gas central heating, double glazed windows and a large paved rear garden. 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.

GROUND FLOOR

Entrance

Hallway with under stair storage and single radiator.

Front Lounge

4.8m x 3.13m (15' 9" x 10' 3") views to front, central feature fire surround and electric fire, oak effect lino flooring, single radiator.

Dining Room

2.69m x 2.34m (8' 10" x 7' 8") views to front, oak effect lino flooring, single radiator.

Kitchen

3.10m x 2.72m (10' 2" x 8' 11") views to rear, white modern units with grey stone effect worktops, stainless steel sink with chrome mixer tap, built in single electric oven with 4 ring gas hob, extractor, fully marble effect boarded walls, oak effect lino flooring, plumbed for washer, door out to store room and rear garden, single radiator.

Bedroom 4 (ground floor)

2.56m x 3.72m (8' 5" x 12' 2") ground floor extension with patio doors to rear, door to ground floor adapted shower room, double radiator.

Ground Floor Shower Room

2.62m x 1.94m (8' 7" x 6' 4") walk in shower space with wall mounted electric shower, close coupled w.c, sink, part tiled walls, double radiator.

FIRST FLOOR

Bedroom 1

4.04m x 2.98m (13' 3" x 9' 9") views to front, single radiator.

Bedroom 2

3.65m x 2.92m (12' 0" x 9' 7") views to rear, double radiator.

Bedroom 3

2.85m x 3.03m (9' 4" x 9' 11") L shaped, views to front, single radiator.

Bathroom

1.62m x 1.7m (5' 4" x 5' 7") white modern suite comprising; bath with over bath electric shower, built in storage cupboard, single radiator. Separate W.C room.

Exterior

Front garden area - concreted for off road parking and ramp access to front. Rear Garden - Large fully paved rear garden.

