



Floorplan

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



1064 Rochdale Road, Blackley, Manchester, Lancashire M9 7EQ

- 3 DOUBLE BEDROOMED DETACHED BUNGALOW
- LARGE PLOT OF LAND TO REAR WITH POTENTIAL TO DEVELOP
- FREEHOLD
- DETACHED GARAGE
- WELL PRESENTED INTERIOR
- COUNCIL TAX BAND D

£425,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this very well presented 3 bedroomed detached true bungalow with a LARGE PLOT OF LAND TO REAR. The living accommodation briefly comprises; entrance porch into spacious hallway, rear lounge, modern fitted kitchen leading into dining room, utility room, 3 double bedrooms (master bedroom with en-suite shower, study and walk in wardrobe) and a main family bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows throughout, driveway to front with detached garage to side and a large garden to rear leading out to the plot of land. Ideally situated in this popular residential area 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

Porch into hallway with oak effect laminate flooring. Central Hallway 7.11m x 1.3m (23' 4" x 4' 3") with built in cloakroom and store.

Rear Lounge

4.32m x 4.15m (14' 2" x 13' 7") views to rear, central stone fireplace with marble back panel and hearth, modern log flame effect electric fire, double patio doors to rear garden, 2 single radiators.

Kitchen

5.03m x 2.79m (16' 6" x 9' 2") views to side, modern oak units, grey marble style worktops, high level built in double oven/grill, 6 ring gas hob, integral fridge/freezer, wine cooler, microwave, 1 1/2 bowl stainless steel sink with chrome mixer tap, part tiled walls, tile effect flooring, 2 single radiators, door to dining room.

Dining Room

3.54m x 2.59m (11' 7" x 8' 6") into bay window to side, oak parquet flooring, single radiator.

Utility Room

2.14m x 1.76m (7' 0" x 5' 9") oak units, wooden style worktops, stainless steel sink with chrome mixer tap, plumbed for washer, door to rear garden, double radiator.

Main Bathroom

2.05m x 2.77m (6' 9" x 9' 1") L shaped, white suite comprising; bath with over bath wall mounted mixer shower, folding screen, vanity style sink with drawers below, close coupled w.c, fully tiled walls, extractor, oak effect laminate flooring, chrome heated towel rail, single radiator.

Bedroom 1

3.82m x 2.72m (12' 6" x 8' 11") modern oak style built in wardrobes, double radiator, door to en-suite shower.

En-Suite

1.42m x 2.2m (4' 8" x 7' 3") double base walk in shower cubicle with glass and chrome screen, wall mounted mixer shower, close coupled w.c, floating sink, part tiled walls, oak effect laminate flooring, extractor, door to walk in wardrobe and office, single radiator.

Walk In Wardrobe

2.57m x 1.94m (8' 5" x 6' 4") built in storage, oak effect laminate flooring, door to office, single radiator.

Office

2.57m x 1.43m (8' 5" x 4' 8") views to side, built in storage shelving and desk, oak effect laminate flooring, single radiator.

Bedroom 2

3.83m x 4.19m (12' 7" x 13' 9") into picture bay window to front, built in oak style wardrobes and drawer packs and storage, double radiator.

Bedroom 3

3.71m x 4m (12' 2" x 13' 1") into picture bay window to front, modern built in wardrobes and drawer packs, double radiator.

Detached Garage

7.25m x 3.71m (23' 9" x 12' 2") up and over door to front, side door, power and lighting.

Exterior

Drive on - drive off double gated hardstanding parking to front with additional gated off road parking to side leading to garage. Good sized rear garden area with raised flower beds, paved paths, paired Astroturf area, side lawn, single shed and arch to land to rear.

Substantial Rear Plot of Land

Access from the rear garden and also could be accessed from the front of the property through gated alleyway. Currently used for recreation and gardening, but could be used of other purposes subject to the relevant planning.

