



HENSTOCK
PROPERTY SERVICES



59 Charlestown Road, Blackley, Manchester, Lancashire M9 7AB

- 4 BEDROOMED 3 STOREY VICTORIAN SEMI-DETACHED
- CELLARS
- LARGE DOUBLE GARAGE
- SET OVER 3 FLOORS
- GAS CENTRAL HEATING

£350,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this large 4 bedroomed Victorian semi-detached family home in need of some upgrading. The accommodation, set over 3 floors, briefly comprises; entrance hallway, front lounge, dining room, fitted kitchen with steps down to cellars. On the middle floor you'll find 3 bedrooms and a family bathroom. The top floor consists of the 4th bedroom. The property also has the benefit of gas central heating, double glazed windows, hard standing off road parking leading up to rear garden with large double garage. 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

Hallway with oak effect wall panels, spindle staircase and under stair pantry.

Front Lounge

4.56m x 4.55m (15' 0" x 14' 11") views to front and parkland beyond, original marble and slate fireplace with exposed brick back panel and slate hearth, 2 double radiator.

Dining Room

4.91m x 3.57m (16' 1" x 11' 9") views to rear, double patio doors to rear garden, double radiator.

Kitchen

3.91m x 2.56m (12' 10" x 8' 5") views to rear, solid oak period style units with green marble effect worktops, green asterite sink, mixer tap, single built in electric oven, 4 ring gas hob, extractor, integral fridge and freezer, dishwasher, part tiled walls, spotlights, door to rear garden and steps down to cellar.

CELLARS

Room 1

3.84m x 2.45m (12' 7" x 8' 0") Belfast sink and plumbed for washer.

Room 2

3.33m x 1.19m (10' 11" x 3' 11") store room, power and lighting.

FIRST FLOOR

Bedroom 1

4.5m x 4.51m (14' 9" x 14' 10") views to front and park beyond, fully fitted white woodgrain style wardrobes, double radiator.

Bedroom 2

4.02m x 3.56m (13' 2" x 11' 8") views to rear, double radiator.

Bedroom 3

4.01m x 2.54m (13' 2" x 8' 4") views to rear, oak effect laminate flooring, double radiator,

Bathroom

2.56m x 2.35m (8' 5" x 7' 9") views to front, white modern suite comprising; bath with over bath wall mounted electric shower, sink, close coupled w.c, part tiled walls, built in storage, double radiator.

2ND FLOOR

Loft / 4th Bedroom

3.86m x 3.78m (12' 8" x 12' 5") main area with storage space into eaves, 3 velux roof windows.

Exterior

Front garden area - spacious hardstanding driveway up to parking to rear.

Rear garden - paved patio, lawn, planted borders, large double garage.

