



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



HENSTOCK
PROPERTY SERVICES



90 Heaton Park Road, Blackley, Manchester, Lancashire M9 0GH

- 2 BEDROOMED SEMI DETACHED TRUE BUNGALOW
- EPC RATING D
- COUNCIL TAX BAND B
- LEASEHOLD - £3 PER ANNUM
- SINGLE DETACHED GARAGE
- OFF ROAD PARKING
- REAR GARDEN
- GAS CENTRAL HEATING

£225,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well presented 2 bedroomed semi-detached true bungalow. The living accommodation briefly comprises; entrance hallway, front lounge, modern fitted kitchen, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows, off road parking to front leading to single detached garage, and a lawned rear garden. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and access to M60/M62 motorway links.

GROUND FLOOR

Entrance

Hallway with oak effect laminate flooring and double radiator.

Front Lounge

4.21m x 5.05m (13' 10" x 16' 7") into picture bay window to front, central feature fireplace, oak effect laminate flooring, double radiator.

Kitchen

3.25m x 2.15m (10' 8" x 7' 1") views to side, modern cream units with oak style worktops, 1 1/2 bowl ceramic white sink with period chrome mixer tap, plumbed for freestanding gas cooker, part tiled walls, oak effect laminate flooring, door to rear.

Bathroom

2.38m x 1.57m (7' 10" x 5' 2") views to front, modern white suite comprising; bath with over bath wall mounted flexi hose/rain shower head, fully tiled walls, built in storage. Separate W.C

Bedroom 1

3.6m x 4.2m (11' 10" x 13' 9") into picture bay window to rear, oak effect laminate flooring, single radiator.

Bedroom 2

3.35m x 3.05m (11' 0" x 10' 0") views to rear, oak effect laminate flooring, double radiator.

Detached Garage

Single garage with up and over door to front, and power and lighting.

Exterior

Front - established planted shrubberies, side gated hardstanding off road parking and path.
Rear - raised lawn with mature planted borders.

