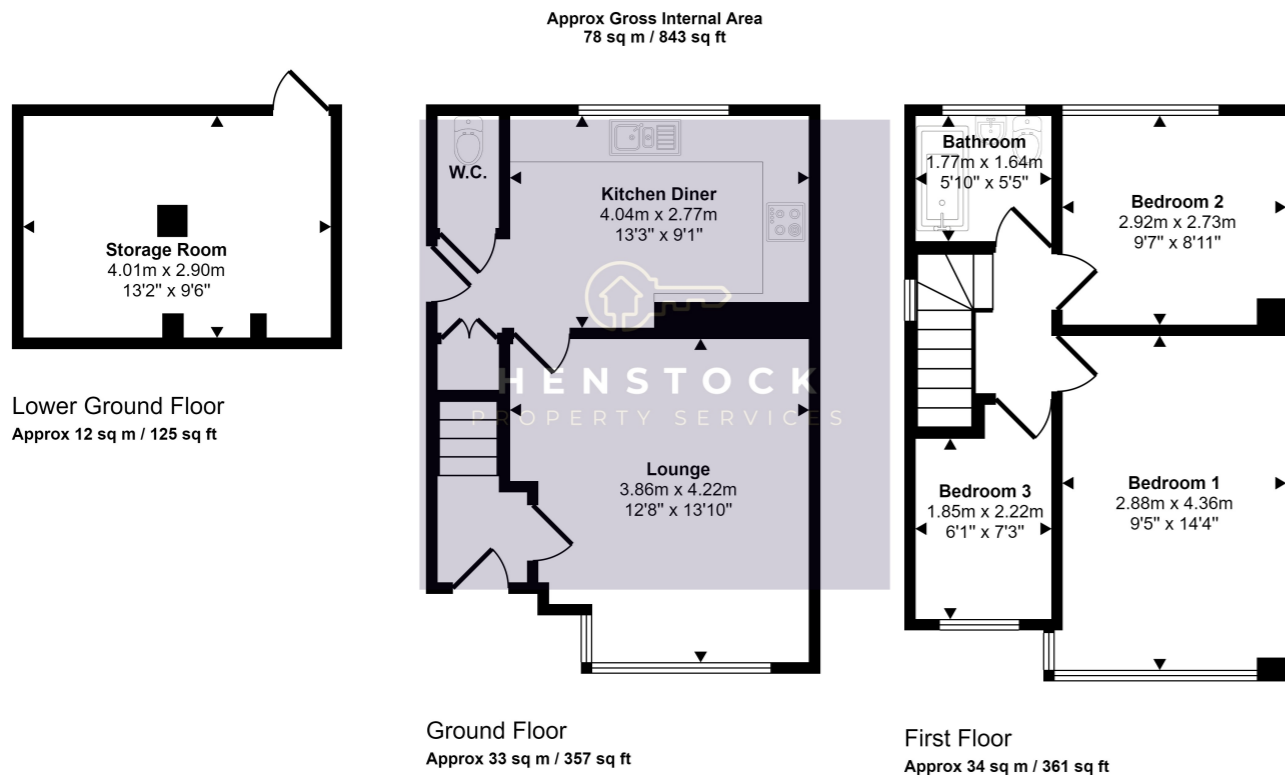


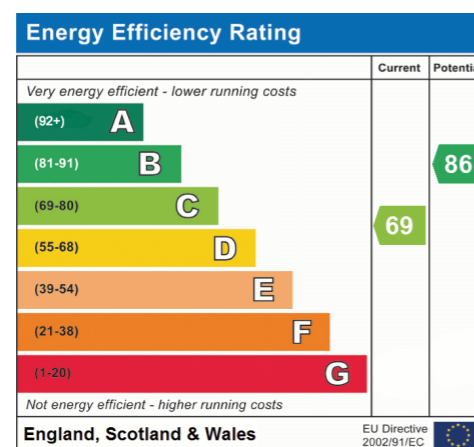


HENSTOCK

PROPERTY SERVICES



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.



35 Hill Lane, Blackley, Manchester, Lancashire M9 6PE

- 3 BEDROOMED SEMI DETACHED
- NO CHAIN
- MODERN AND REFURBISHED INTERIOR
- DOUBLE GLAZED WINDOWS
- NEW BOILER FITTED APRIL 2024 WITH 5 YEAR WARRANTY
- ELECTRICAL CERTIFICATE DATED 2020
- COUNCIL TAX BAND A
- EPC RATING C
- GROUND FLOOR W.C

£250,000



GROUND FLOOR

Entrance

Hallway.

Front Lounge

3.86m x 4.22m (12' 8" x 13' 10") views to front, double radiator.

Kitchen

4.04m x 2.77m (13' 3" x 9' 1") modern newly fitted kitchen with good range of wall and base units with complimentary worktops, 1 1/2 bowl white sink and drainer with chrome mixer tap, single electric oven with 4 ring gas hob and extractor above, under stair storage cupboard, door to ground floor w.c, white vertical radiator, door to side for garden access.

Ground Floor W.C

FIRST FLOOR

Bedroom 1

2.88m x 4.36m (9' 5" x 14' 4") views to front, single radiator.

Bedroom 2

2.92m x 2.73m (9' 7" x 8' 11") views to rear, double radiator.

Bedroom 3

1.85m x 2.22m (6' 1" x 7' 3") views to front, double radiator.

Bathroom

1.77m x 1.64m (5' 10" x 5' 5") modern white suite comprising; bath with over bath mixer shower and glass screen, tiled walls, vanity sink and w.c unit with storage below.

Rear Garden

Part paved / part lawned rear garden with access to under house storage.

Storage Room

4.01m x 2.9m (13' 2" x 9' 6") access from rear garden.

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this recently refurbished 3 bedroomed semi detached family home including newly fitted kitchen and boiler (with 5 year warranty). The living accommodation briefly comprises; entrance hallway, front lounge, newly fitted kitchen with ground floor w.c, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows, rear under house storage (access from garden) and a pleasant lawned garden to rear. Well situated close to schools (primary & secondary), local shops/supermarkets, local amenities, leisure/fitness facilities, good transport services and motorway links

M60/M62/M66

