



HENSTOCK
PROPERTY SERVICES

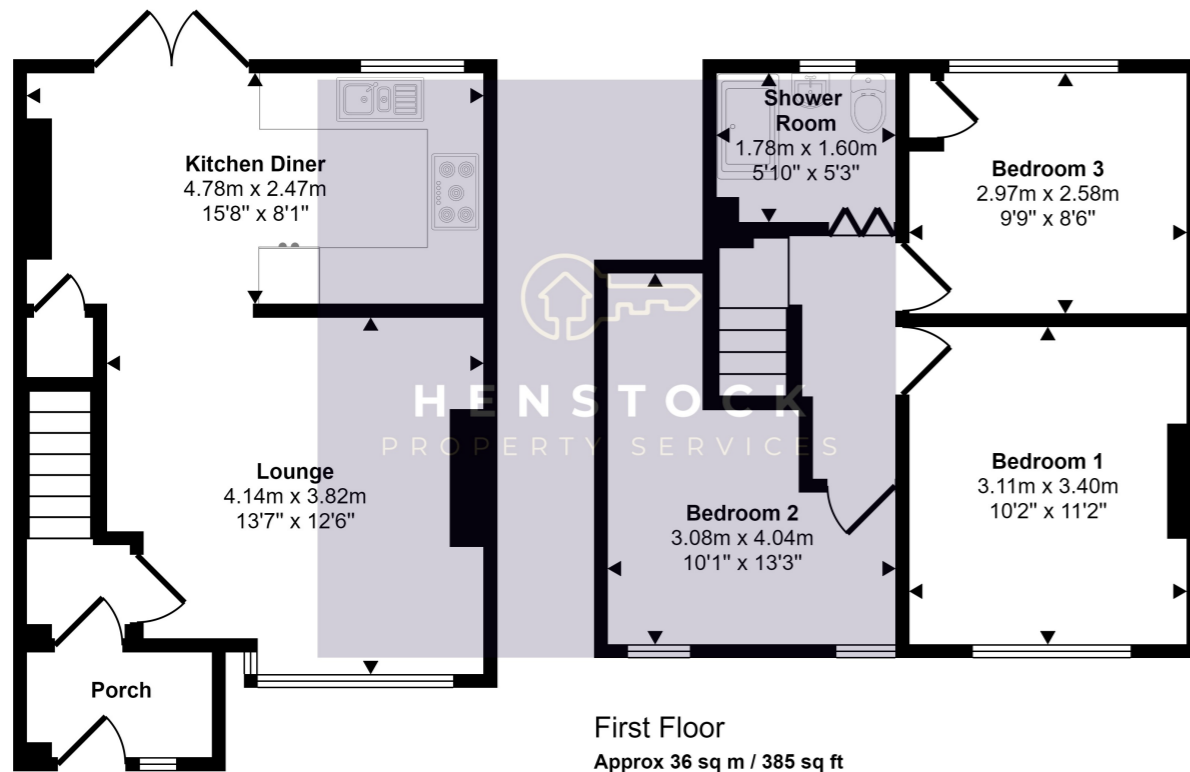


67 Factory Lane, Blackley, Manchester, Lancashire M9 8EA

- 3 BEDROOMED MID QUASI SEMI DETACHED
- WELL PRESENTED INTERIOR
- FREEHOLD
- COUNCIL TAX BAND A
- PLEASANT REAR GARDEN
- WITHIN APPROX 2.5 MILES OF MANCHESTER CITY CENTRE

£225,000

Approx Gross Internal Area
69 sq m / 738 sq ft



First Floor
Approx 36 sq m / 385 sq ft

Ground Floor
Approx 33 sq m / 352 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.



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this very well presented 3 bed roomed mid quasi semi detached family home set in this popular residential area. The living accommodation briefly comprises; entrance porch into hallway, front lounge, modern fitted kitchen/diner, 3 bedrooms and a shower room. The property also has the benefit of gas central heating, double glazed windows and a pleasant garden to rear. Ideally situated in this extremely popular spot (within 2.5 miles of Manchester City Centre) within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway link

GROUND FLOOR

Entrance

Porch leading into hallway.

Front Lounge

4.14m x 3.82m (13' 7" x 12' 6") views to front, double radiator, open archway leading into kitchen/diner.

Kitchen/Diner

4.78m x 2.47m (15' 8" x 8' 1") views to rear plus patio doors to rear, modern country style cream units with complimentary butchers block effect worktops, built in single oven, 4 ring gas hob, extractor, stainless steel sink with chrome mixer tap, part tiled walls, tile effect flooring, space for dining table, integral fridge and freezer, single radiator.

Shower Room

1.78m x 1.60m (5' 10" x 5' 3") modern bathroom suite comprising; double base shower cubicle with sliding glass door, mixer rain drop head shower and flexi hose attachment, close coupled w.c, sink, tiled walls.

Exterior

Pleasant rear garden with low maintenance decked area and astroturf lawn.

FIRST FLOOR

Bedroom 1

3.11m x 3.40m (10' 2" x 11' 2") views to front, single radiator.

Bedroom 2

3.08m x 4.04m (10' 1" x 13' 3") L shaped room, views to front.

Bedroom 3

2.97m x 2.58m (9' 9" x 8' 6") views to rear, single radiator.

