



HENSTOCK
PROPERTY SERVICES



2 Manton Avenue, Blackley, Manchester, Lancashire M9 7BA

- 3 BEDROOMED SEMI DETACHED
- GAS CENTRAL HEATING
- ATTACHED GARAGE
- REAR GARDEN
- DRIVEWAY TO FRONT
- COUNCIL TAX BAND B
- LEASEHOLD - £6 PER ANNUM

£250,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Henstock Property Services are please to market this 3 bedroomed semi detached family home. The living accommodation briefly comprises; entrance porch into hallway, front lounge, dining area, extended fitted kitchen, rear sunroom, 3 bedrooms and a shower room. The property also has the benefit of gas central heating, double glazed windows, off road parking to front leading to single attached garage and a well stocked 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

Porch leading into hallway.
Hallway with oak effect laminate flooring.

Front Lounge

3.54m x 3.76m (11' 7" x 12' 4") open to rear dining area, bay window to front, feature inset fireplace with aged oak mantle and tiled hearth, single radiator.

Dining Area

4.69m x 3.67m (15' 5" x 12' 0") open to front lounge, sliding patio doors to sunroom, feature fireplace, oak mantle, tiled hearth, period style log burner, double radiator.

Extended Kitchen

4.22m x 4.46m (13' 10" x 14' 8") L shaped, white wooden units, grey marble style worktops, stainless steel sink with chrome mixer tap, built in single electric oven, 4 ring gas hob, extractor, space for dining table, doors to sunroom and rear of garage, double radiator.

Sunroom

2.63m x 2.58m (8' 8" x 8' 6") Hardwood sunroom with French doors to rear garden.

Attached Garage

2.69m x 5.48m (8' 10" x 18' 0") electric roller shutter door to front, power and lighting.

FIRST FLOOR

Bedroom 1

2.8m x 3.49m (9' 2" x 11' 5") views to front, single radiator.

Bedroom 2

3.74m x 2.84m (12' 3" x 9' 4") views to rear, single radiator.

Bedroom 3

1.94m x 1.82m (6' 4" x 6' 0") views to front, single radiator.

Shower Room

2.26m x 1.79m (7' 5" x 5' 10") modern white suite comprising; double base walk in shower cubicle with wall mounted flexi hose and rain showers, glass panel, vanity sink unit, close coupled w.c, fully tiled walls, tiled floor, spotlights, chrome heated towel rail.

Exterior

Front garden area - lawned with planted borders, gated hardstanding off road parking. Rear garden - mainly paved and planted borders with greenhouse.

