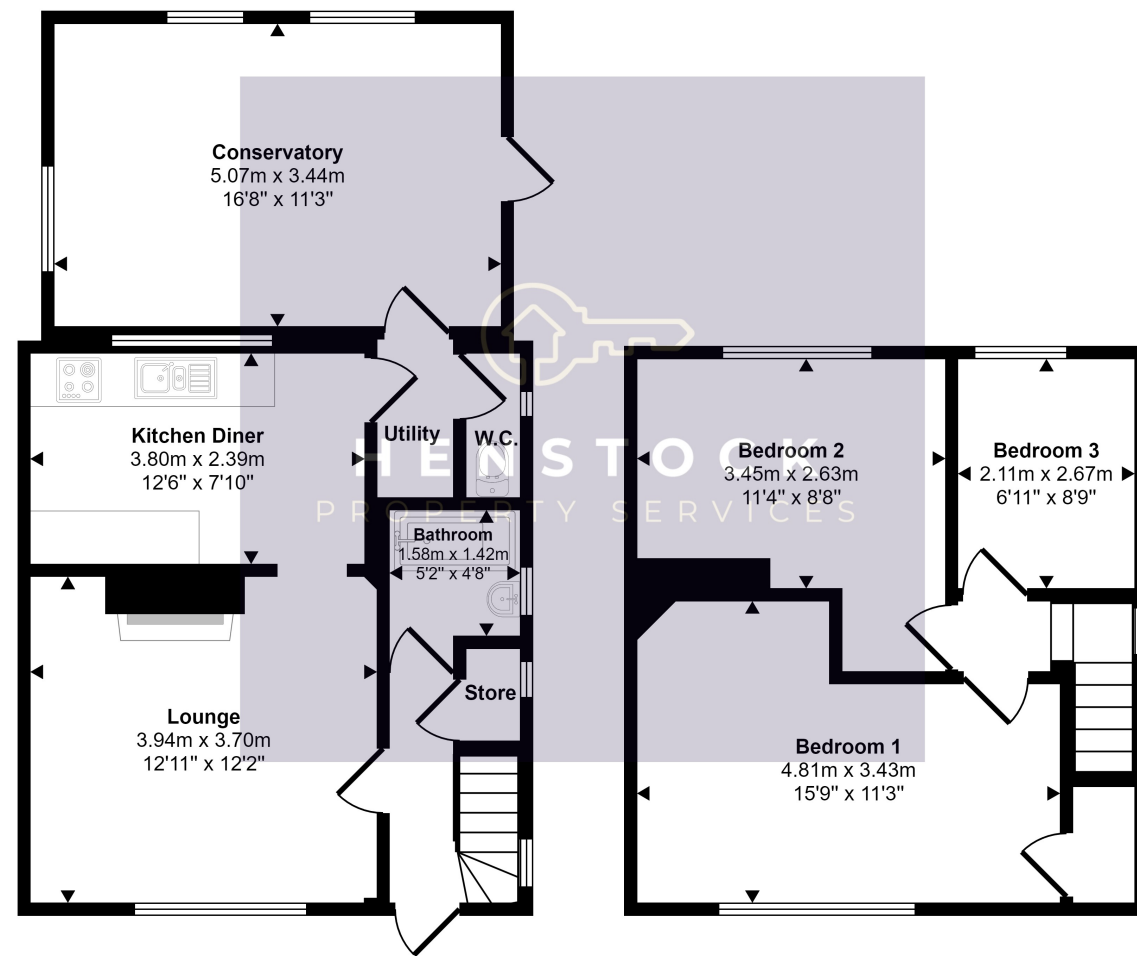


Approx Gross Internal Area
89 sq m / 954 sq ft



Ground Floor
Approx 53 sq m / 574 sq ft

First Floor
Approx 35 sq m / 380 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.



HENSTOCK
PROPERTY SERVICES



60 Symond Road, Blackley, Manchester, Lancashire M9 6QS

- 3 BEDROOMED SEMI DETACHED
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- NO CHAIN
- FREEHOLD
- COUNCIL TAX BAND A

£180,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed semi detached home set in this popular residential area. The living accommodation briefly comprises; entrance hallway, lounge, kitchen, large rear wooden worktop, ground floor bathroom and 3 upper floor bedrooms. The property also has the benefit of gas central heating, double glazed windows, large gated front garden area and a part paved/part lawned garden to rear. Ideally situated in this extremely popular spot 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

Hallway with open spindled staircase, oak effect laminate flooring, single radiator.

Lounge

3.94m x 3.7m (12' 11" x 12' 2") views to front, central feature fireplace with mahogany and glass surround, marble back panel and hearth, freestanding log effect gas fire, oak effect laminate flooring, double radiator.

Kitchen

3.80m x 2.39m (12' 6" x 7' 10") views to rear, modern woodgrain effect units with marble effect worktops, integral single electric oven with 4 ring gas hob, stainless steel sink with chrome mixer tap, breakfast bar, part tiled walls, spotlights, corridor to downstairs w.c room and rear garden.

Ground Floor W.C Room

Large Lean to Wooden Workshop

5.07m x 3.44m (16' 8" x 11' 3") door to rear garden.

Ground Floor W.C

1.58m x 1.42m (5' 2" x 4' 8") white modern suite comprising; bath with over bath wall mounted mixer shower, sink, fully tiled walls, extractor, single radiator.

FIRST FLOOR

Bedroom 1

4.81m x 3.43m (15' 9" x 11' 3") L shaped, views to front, single radiator.

Bedroom 2

3.45m x 2.63m (11' 4" x 8' 8") views to rear, single radiator.

Bedroom 3

2.11m x 2.67m (6' 11" x 8' 9") views to front, single radiator.

Exterior

Large gated front garden area.]
Part paved / part lawned rear garden.

