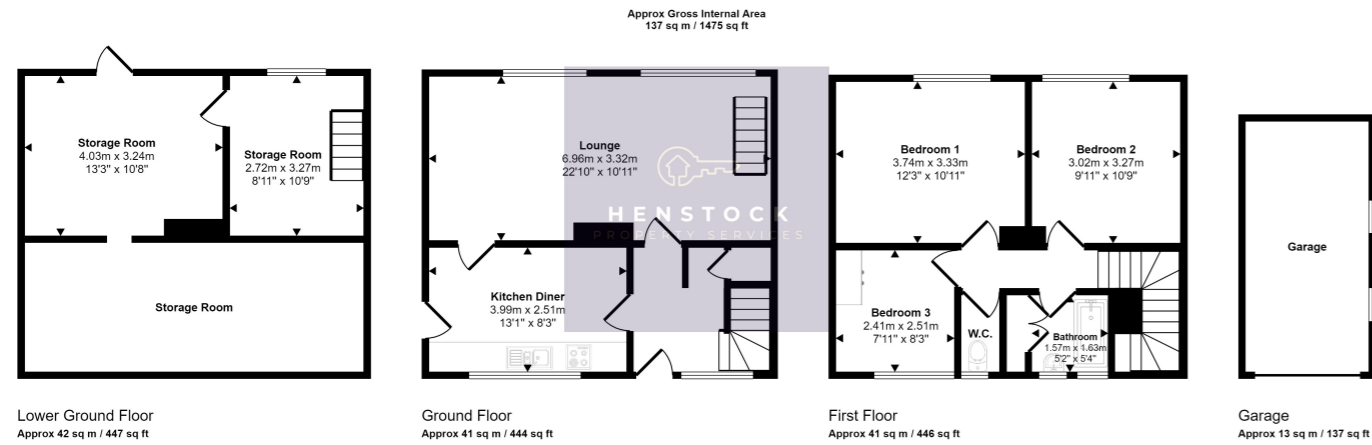




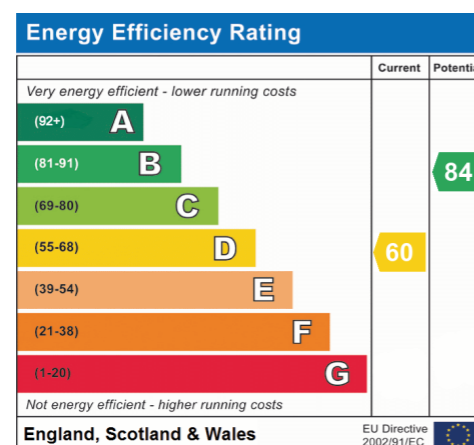
HENSTOCK
PROPERTY SERVICES



1253 Rochdale Road, Blackley, Manchester, Lancashire M9 7EG

- 3 BEDROOMED SPLIT LEVEL SEMI DETACHED
- NO CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- OFF ROAD PARKING TO FRONT
- LAWNED REAR GARDEN

£195,000





PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this split level 3 bedrooomed semi-detached home set in this popular location. The living accommodation briefly comprises; entrance hallway, lounge, kitchen/diner, 2 cellar rooms, single brick built workshop, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows, hardstanding off road parking to side and a 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 links.

GROUND FLOOR

Entrance

Hallway with under stair storage, open staircase, single radiator.

Lounge

6.96m x 3.92m (22' 10" x 12' 10") views to rear, central stone built feature fireplace with freestanding gas fire, hatch in floor accessing 2 cellar type rooms below, 2 single radiators.

Kitchen/Diner

3.99m x 2.51m (13' 1" x 8' 3") views to front, real oak units, marble style worktops, built in electric single oven, 4 ring gas hob, stainless steel sink with chrome mixer tap, space for dining suite, door to rear, single radiator.

LOWER GROUND FLOOR

Cellar Room 1

2.72m x 3.27m (8' 11" x 10' 9") views to rear, steps up to hatch in lounge, door to room 2, power and lighting, gas wall heater.

Cellar Room 2

4.03m x 3.24m (13' 3" x 10' 8") door to rear garden, small door to under storage area, power and lighting, gas wall heater.

Single brick built workshop

4.45m x 2.44m (14' 7" x 8' 0") up and over door to front.

FIRST FLOOR

Bedroom 1

3.74m x 3.33m (12' 3" x 10' 11") views to rear, single radiator.

Bedroom 2

3.02m x 3.27m (9' 11" x 10' 9") views to rear, single radiator.

Bedroom 3

2.41m x 2.51m (7' 11" x 8' 3") views to front, single radiator.

Bathroom

1.57m x 1.63m (5' 2" x 5' 4") white suite comprising; bath with over bath wall mounted electric shower, sink, part tiled walls, built in storage.

