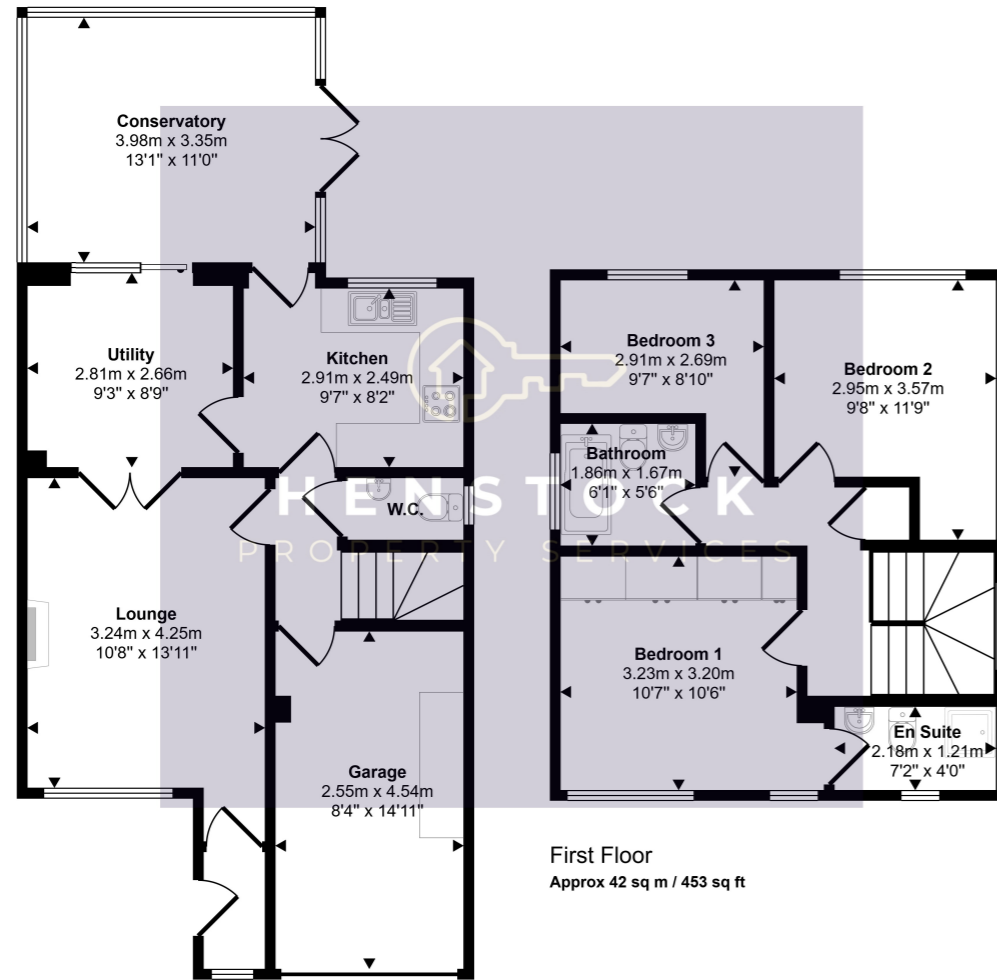


Approx Gross Internal Area  
106 sq m / 1140 sq ft



First Floor  
Approx 42 sq m / 453 sq ft

Ground Floor  
Approx 64 sq m / 688 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



## 14 Bellfield Close, Blackley, Manchester M9 8QA

- 3 BED DETACHED
- REAR CONSERVATORY
- 2 RECEPTION ROOMS
- ATTACHED GARAGE
- UPVC DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- GROUND FLOOR W.C
- MASTER EN SUITE SHOWER ROOM

**£300,000**



#### Entrance

#### Lounge

3.24m x 4.25m (10'8" x 13'11")

#### Kitchen

2.91m x 2.49m (9'7" x 8'2")

#### Utility Room

2.81m x 2.66m (9'3" x 8'9")

#### Conservatory

3.98m x 3.35m (13'1" x 11'0")

#### Garage

2.55m x 4.54m (8'4" x 14'11")

#### Upper Floor

#### Bedroom 1

3.23m x 3.20m (10'7" x 10'6")

#### En Suite

2.18m x 1.21m (7'2" x 4'0")

#### Bedroom 2

2.95m x 3.57m (9'8" x 11'9")

#### Bedroom 3

2.91m x 2.69m (9'7" x 8'10")

#### Bathroom

1.86m x 1.67m (6'1" x 5'6")

### PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this modern 3 bedroomed detached family home which is well presented throughout. The living accommodation briefly comprises; entrance hallway, front lounge, rear lounge, modern fitted kitchen, rear conservatory, ground floor WC, 3 bedrooms (one housing an en suite shower room) and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows, attached garage with power and lighting (accessed via door to front and from hallway) and a pleasant low maintenance garden to rear. Ideally situated within this popular development, within easy reach of highly regarded schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

