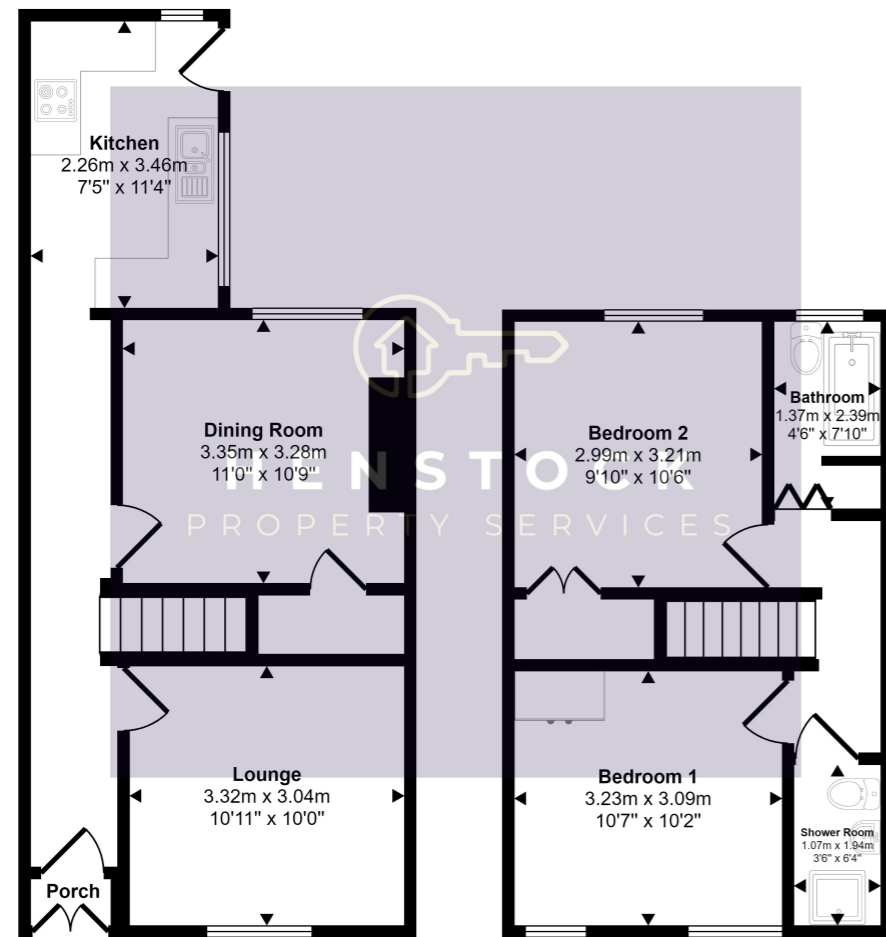


Approx Gross Internal Area
74 sq m / 798 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



HENSTOCK
PROPERTY SERVICES



22 Cecil Road, Blackley, Manchester, Lancashire M9 6RQ

- 2 BEDROOMED END TERRACED
- FREEHOLD
- GAS CENTRAL HEATING
- NO CHAIN
- ADDITIONAL SHOWER ROOM

£145,000



GROUND FLOOR

Entrance

Small porch into hallway.
Hallway with tiled floor and double radiator.

Front Lounge

3.32m x 3.04m (10' 11" x 10' 0") views to front, double radiator.

Rear Lounge

3.35m x 3.28m (11' 0" x 10' 9") views to rear, under stair storage, double radiator.

Kitchen

2.26m x 3.46m (7' 5" x 11' 4") views to rear, modern white units, grey marble worktops, built in single oven, 4 ring electric hob, stainless steel sink with chrome mixer tap, marble effect boarded splashbacks, tiled floor, door to rear, double radiator.

Shower Room

1.07m x 1.94m (3' 6" x 6' 4") double base walk in shower cubicle with wall mounted electric shower, close coupled w.c, sink, part tiled walls, tiled floor, single radiator.

Exterior

Concreted rear yard.

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed end terraced home. The accommodation briefly comprises; entrance porch into hallway, front lounge, rear lounge, fitted kitchen, 2 bedrooms, a shower room and a bathroom. The property also has the benefit of gas central heating, uPVC double glazing and a concreted rear yard. Ideally situated close to schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links.

FIRST FLOOR

Bedroom 1

3.23m x 3.09m (10' 7" x 10' 2") views to front, built in wardrobes, double radiator.

Bedroom 2

2.99m x 3.21m (9' 10" x 10' 6") views to rear built in storage, double radiator.

Bathroom

1.37m x 2.39m (4' 6" x 7' 10") modern white suite comprising; bath with over bath wall mounted mixer / rain head shower, glass screen, close coupled w.c, vanity sink, part tiled walls, tiled floor, single radiator.

