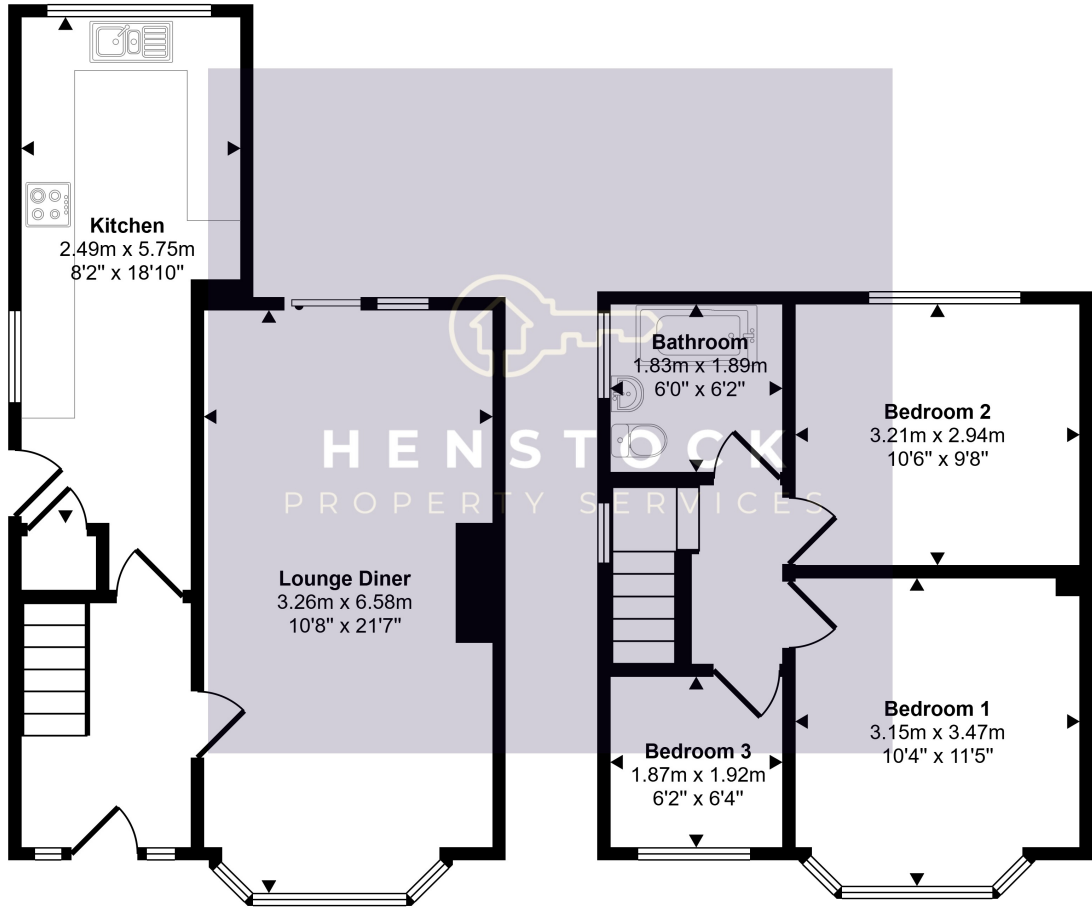


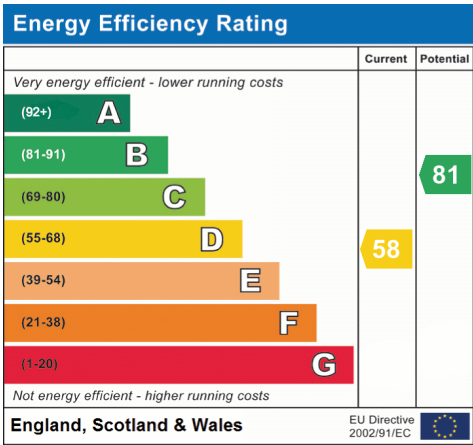
Approx Gross Internal Area
74 sq m / 800 sq ft



Ground Floor
Approx 42 sq m / 450 sq ft

First Floor
Approx 33 sq m / 350 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



17 Rathbourne Avenue, Blackley, Manchester, Lancashire M9 6PN

- 3 BEDROOMED SEMI DETACHED
- EPC RATING D
- COUNCIL TAX BAND B
- LEASEHOLD £5 PER ANNUM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZED WINDOWS
- OFF ROAD PARKING

£260,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well presented 3 bedroomed traditional semi-detached family home set in this popular residential area. The living accommodation briefly comprises; entrance hallway, through lounge/dining room, extended and modern fitted kitchen, 3 bedrooms and a family bathroom. The property also has the benefit of gas central heating, double glazed windows, off road parking to front and a pleasant garden rear. Ideally situated 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

1.94m x 2.92m (6' 4" x 9' 7") open railed staircase, oak effect laminate flooring, under stair storage.

Through Lounge/Diner

3.26m x 6.58m (10' 8" x 21' 7") dual aspect views with picture bay window to front, sliding patio doors to rear, oak effect laminate flooring, 2 double radiators.

Extended Kitchen

2.49m x 5.75m (8' 2" x 18' 10") views to side and rear, modern grey high gloss units with grey slate effect worktops, built in electric oven, 4 ring ceramic hob, extractor, 1 1/2 bowl grey Asterite sink, matching mixer tap plumbed for washer/dryer, dishwasher, oak style flooring, door to side and rear, under stair storage, spotlights, double radiator.

FIRST FLOOR

Bedroom 1

3.15m x 3.47m (10' 4" x 11' 5") into bay window to front, oak effect laminate flooring, double radiator.

Bedroom 2

3.21m x 2.94m (10' 6" x 9' 8") views to rear, oak effect laminate flooring, double radiator.

Bedroom 3

1.87m x 1.92m (6' 2" x 6' 4") views to front, oak effect laminate flooring, double radiator.

Bathroom

1.83m x 1.89m (6' 0" x 6' 2") white modern suite comprising; bath with over bath wall mounted mixer shower, glass screen, vanity sink, close coupled w.c., mostly tiled walls, tiled floor, spotlights, chrome heated towel rail.

Exterior

Front garden area - lawned with gated paved off road parking.

Rear garden - paved patio and lawn.

