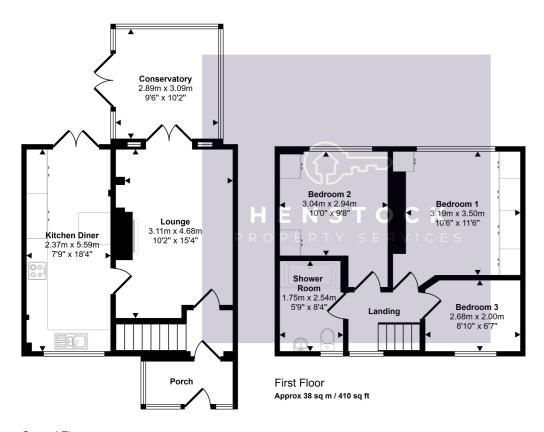
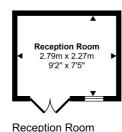
#### Approx Gross Internal Area 91 sq m / 981 sq ft

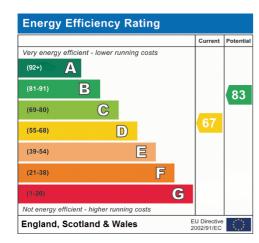




Approx 6 sq m / 68 sq ft

Ground Floor Approx 47 sq m / 503 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



# 52 Victoria Avenue East, Blackley, Manchester, Lancashire M9 6HB

- 3 BEDROOM TERRACE FAMILY HOME
- OFF ROAD PARKING TO FRONT
- HIGH QUALITY FINISH
- PRIVATE REAR GARDEN WITH SUMMER HOUSE
- DOUBLE GLAZED WINDOWS

- GAS CENTRAL HEATING
- FREEHOLD!
- COUNCIL TAX BAND A
- ELECTRIC CAR CHARGING POINT

£249,950



#### PROPERTY DESCRIPTION

FREEHOLD! Henstock Property Services are pleased to market this very nicely presented 3 bedroomed terraced family home set in this popular residential area. The living accommodation briefly comprises; spacious porch leading into hallway, front lounge, conservatory, open plan kitchen and dining area, 3 bedrooms and bathroom. The property also has the benefit of gas central heating, double glazed windows, driveway to front for off road parking and a pleasant rear garden with summer house (with power, lighting and internet cabling). 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.

#### **Entrance**

Porch into hallway.

## Lounge

3.11m x 4.68m (10'2" x 15'4")

## Conservatory

2.89m x 3.09m (9'6" x 10'2")

#### **Kitchen Diner:**

2.37m x 5.59m (7'9" x 18'4")

#### **Exterior**

Front: Hard standing off road parking to front for multiple cars

Rear: Private garden featuring block paved area, lawned area and summer house.

#### **Summer House**

2.79m x 2.27m (9'2" x 7'5") With power, lighting and internet cabling.

## **Upper Floor**

### Bedroom 1

3.19m x 3.50m (10'6" x 11'6")

### Bedroom 2

3.04m x 2.94m (10'0" x 9'8")

#### Bedroom 3

2.68m x 2.00m (8'10" x 6'7")

#### **Shower Room**

1.75m x 2.54m (5'9" x 8'4")

