



HENSTOCK
PROPERTY SERVICES



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

9 Windy Bank, Blackley, Manchester, Lancashire M9 0RZ

- 3 BEDROOMED MODERN DETACHED
- FREEHOLD
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZED WINDOWS
- LARGE CONSERVATORY
- PRIVATE REAR GARDEN
- COUNCIL TAX BAND C
- OFF ROAD PARKING FOR 3+ CARS

£295,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well presented 3 bedroomed detached home set on this quite cul-de-sac. The accommodation briefly comprises; entrance porch into hallway, front lounge, dining room, modern fitted kitchen, rear conservatory, 3 bedrooms (master en-suite shower room) and a shower room. The property also has the benefit of gas central heating, uPVC double glazing, off road parking to front and a private lawned garden to rear. Ideally situated close to schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links.

GROUND FLOOR

Entrance

Porch into hallway.
Hallway with spotlights and single radiator.

Front Lounge

3.92m x 4.80m (12' 10" x 15' 9") into picture bay window to front, central feature fireplace, white adam style surround, marble back panel and hearth, free standing period style log effect fire, double folding French doors to dining room, spotlights, double radiator.

Dining Room

2.93m x 2.97m (9' 7" x 9' 9") views to rear, double folding French doors to front lounge, sliding patio doors to conservatory, double radiator.

Large Conservatory

4.38m x 3.82m (14' 4" x 12' 6") views to rear, double radiator.

Kitchen

3m x 2.88m (9' 10" x 9' 5") accessed from hallway and dining room, views to rear, modern maple units with black marble style worktops, built in single electric oven, 4 ring gas hob, extractor, stainless steel sink unit with chrome mixer tap, part tiled walls, tiled floor, under stair storage, plumbed for washer and dishwasher, door to rear garden.

FIRST FLOOR

Bedroom 1

3.83m x 3.77m (12' 7" x 12' 4") feature bay window to front, access to en-suite, single radiator.

En-Suite Shower

With shower and w.c.

Bedroom 2

3.77m x 2.79m (12' 4" x 9' 2") recessed doorway, views to rear, single radiator.

Bedroom 3

2.95m x 2.28m (9' 8" x 7' 6") views to rear and greenspace, single radiator.

Shower Room

2.1m x 2.71m (6' 11" x 8' 11") modern white suite comprising; glass and chrome corner shower unit with wall mounted electric shower, close coupled w.c, sink, built in storage cupboard, spotlights, fully tiled walls, single radiator.

Exterior

Front garden area - lawned with side mature bushes, hardstanding off road parking for 3 cars to side.

Rear garden - large York stone style paved patio, steps down to lawn, mature planted borders giving total privacy.

