



HENSTOCK
PROPERTY SERVICES

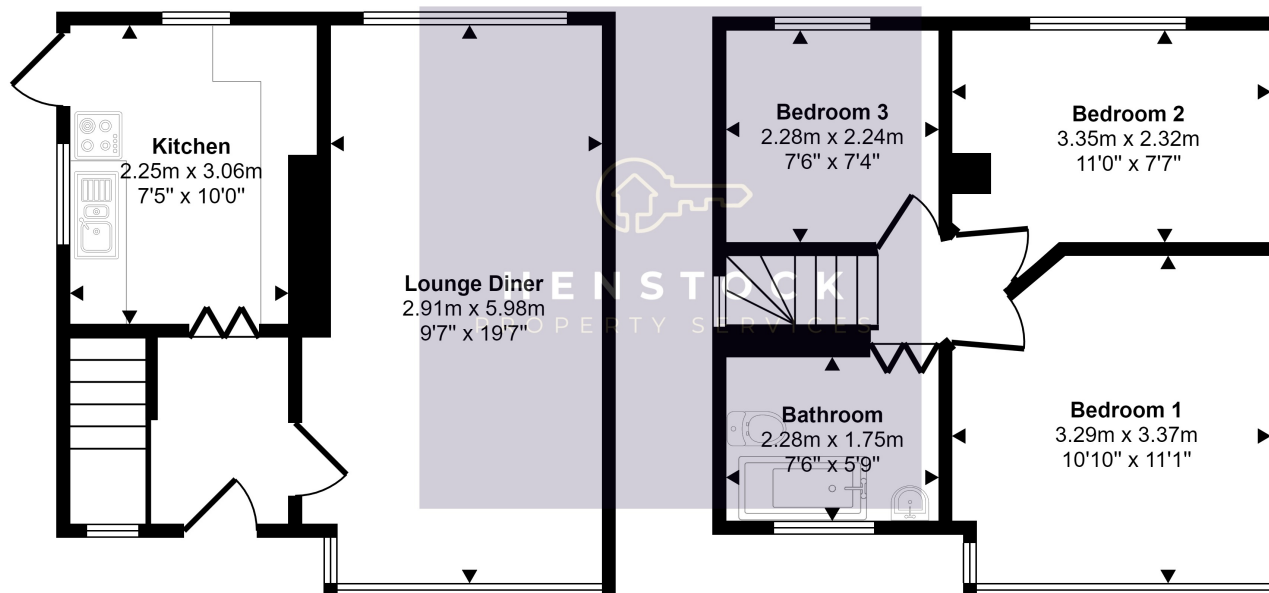


25 Parkway, Blackley, Manchester, Lancashire M9 0QJ

- 3 BEDROOMED SEMI DETACHED
- NO CHAIN
- LARGE REAR GARDEN
- COUNCIL TAX BAND B
- EPC RATING C
- LEASEHOLD

£170,000

Approx Gross Internal Area
64 sq m / 686 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		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed semi detached family home set in this very popular residential area. The living accommodation briefly comprises; entrance hallway, through lounge/dining room, fitted kitchen, 3 bedrooms and bathroom. The property also has the benefit of gas central heating and a good sized garden to rear. Ideally situated in this popular residential area 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

Hallway with oak effect laminate flooring, double radiator.

Through Lounge / Dining Room

2.91m x 5.98m (9' 7" x 19' 7") views to front and rear, central feature fireplace, stone and oak surround, slate hearth, freestanding gas fire, space for dining suite, 2 double radiators.

Kitchen

2.25m x 3.06m (7' 5" x 10' 0") views to side and rear, white and oak trimmed units, marble style worktops, stainless steel sink with chrome mixer tap, tiled walls, plumbed for freestanding gas cooker and washer, doors to rear garden, single radiator.

FIRST FLOOR

Bedroom 1

3.29m x 3.37m (10' 10" x 11' 1") picture window to front, single radiator.

Bedroom 2

3.35m x 2.32m (11' 0" x 7' 7") views to rear, single radiator.

Bedroom 3

2.28m x 2.24m (7' 6" x 7' 4") views to rear, single radiator.

Bathroom

2.28m x 1.75m (7' 6" x 5' 9") white suite comprising; bath, w.c, sink, tiled walls, single radiator.

Exterior

Front garden area
Large Rear garden.

