



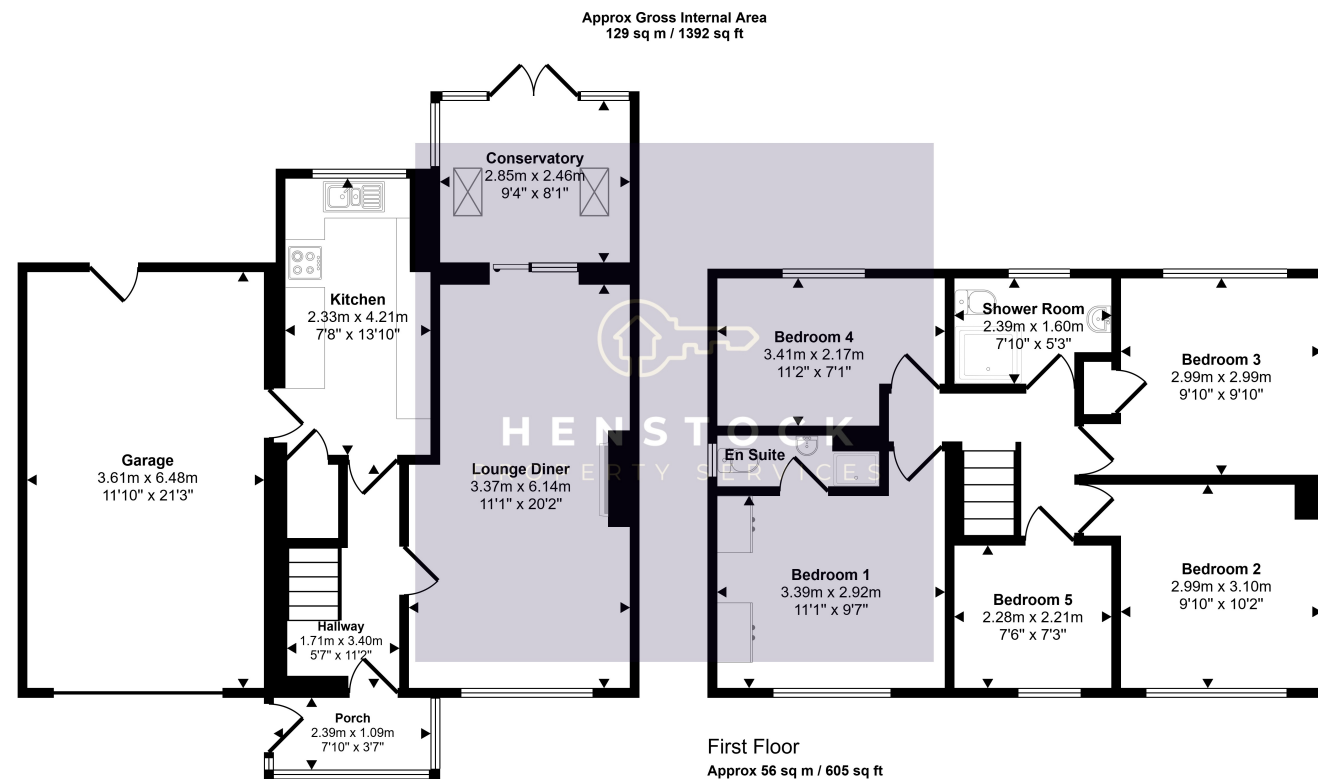
**HENSTOCK**  
PROPERTY SERVICES



## 5 Leroy Drive, Blackley, Manchester, Lancashire M9 7EW

- 5 BEDROOMED DOUBLE EXTENDED SEMI-DETACHED
- COUNCIL TAX BAND B
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- INTEGRAL GARAGE
- BLOCK PAVED OFF ROAD PARKING
- PLEASANT REAR GARDEN
- REAR CONSERVATORY

**£360,000**



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.





## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this double extended 5 bedrooomed semi detached family home set in this generous corner plot. The living accommodation briefly comprises; entrance porch into hallway, lounge/dining area, fitted kitchen, integral garage (could be converted to living space subject to planning), 5 bedrooms (master en-suite shower) and a shower room. The property also has the benefit of gas central heating, double glazed windows, plenty of off road parking to front and side, with garage 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

Hallway

### Lounge/Diner

3.37m x 6.14m (11' 1" x 20' 2")

### Conservatory

2.85m x 2.46m (9' 4" x 8' 1")

### Kitchen

2.33m x 4.21m (7' 8" x 13' 10")

### Integral Garage

3.61m x 6.48m (11' 10" x 21' 3")

## FIRST FLOOR

### Bedroom 1

3.39m x 2.92m (11' 1" x 9' 7")

### En-Suite Shower

### Bedroom 2

2.99m x 3.10m (9' 10" x 10' 2")

### Bedroom 3

2.99m x 2.99m (9' 10" x 9' 10")

### Bedroom 4

3.41m x 2.17m (11' 2" x 7' 1")

### Bedroom 5

2.28m x 2.21m (7' 6" x 7' 3")

### Shower Room

2.39m x 1.6m (7' 10" x 5' 3")

## Exterior

Large Block paved off road parking area for 3/4 cars.

Pleasant gardens to side and rear.

