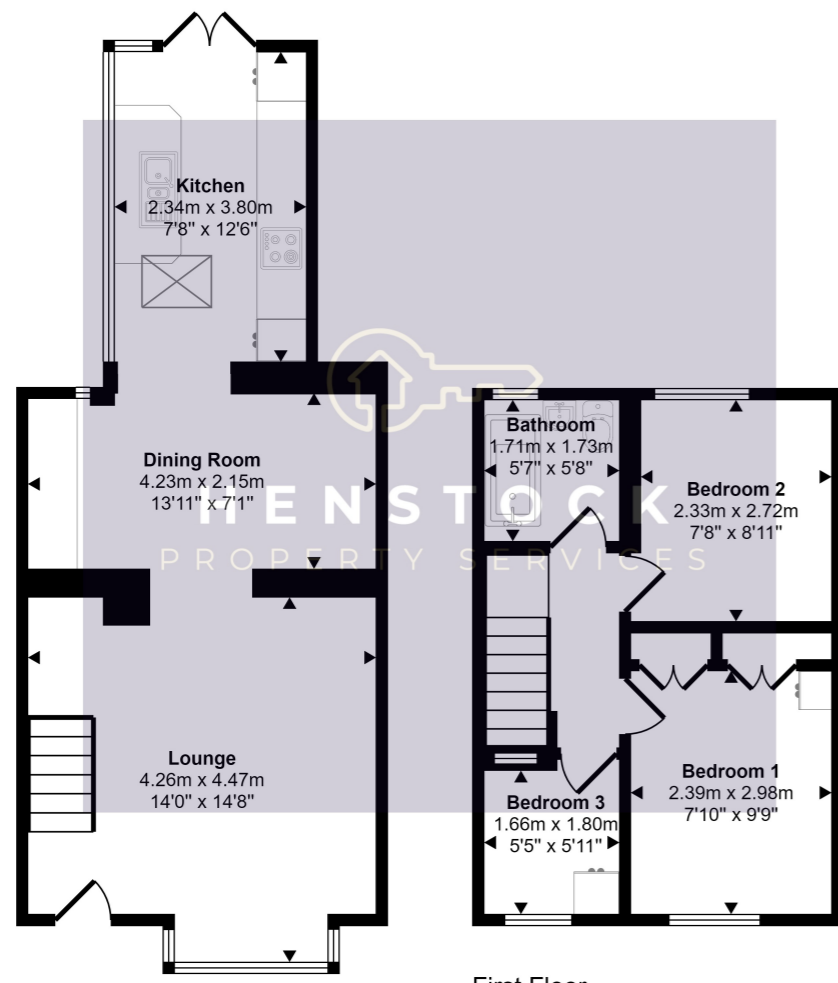


Approx Gross Internal Area  
65 sq m / 703 sq ft



Ground Floor  
Approx 38 sq m / 413 sq ft

First Floor  
Approx 27 sq m / 290 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



## 14 Buerton Avenue, Blackley, Manchester, Lancashire M9 0PX

- 3 BEDROOMED MID QUASI SEMI DETACHED
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- PARKING TO FRONT
- SET ON THIS QUIET CUL-DE-SAC

**£190,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed (formerly 2 bed) mid quasi semi detached home set in this popular residential area. The living accommodation briefly comprises; front lounge, kitchen/dining area leading into fitted kitchen (conservatory), 3 bedrooms and bathroom. The property also has the benefit of gas central heating, double glazed windows, parking to front and a pleasant rear garden. 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

### Front Lounge

4.26m x 4.47m (14' 0" x 14' 8") into bay window to front, open railed staircase, central feature fireplace, Adam style surround, marble back panel and hearth, period style electric fire, arch to kitchen/diner, double radiator.

### Kitchen/Dining Space

4.23m x 2.15m (13' 11" x 7' 1") former kitchen, now kitchen/dining space, space for dining suite, built in modern white cupboards, butchers block style worktops, oak effect laminate flooring, spotlights, arch to conservatory (now housing kitchen), single radiator.

### Kitchen

2.34m x 3.8m (7' 8" x 12' 6") views to rear, modern white units, dark oak effect butchers block style worktops, built in high level electric double oven/grill, 4 ring gas hob, extractor, 1 1/2 bowl stainless steel sink with chrome mixer tap, built in fridge/freezer and dishwasher, oak effect laminate flooring, spotlights, double patio doors to rear garden.

## FIRST FLOOR

### Bedroom 1

2.39m x 2.92m (7' 10" x 9' 7") modern oak effect built in wardrobes and storage, single radiator.

### Bedroom 2

2.33m x 2.72m (7' 8" x 8' 11") views to rear, electric wall heater.

### Bedroom 3

1.66m x 1.80m (5' 5" x 5' 11") views to front, modern oak built in cabin bed and storage cupboards and drawers.

### Bathroom

1.71m x 1.73m (5' 7" x 5' 8") modern white suite comprising; bath with over bath wall mounted mixer shower, glass screen, sink, close coupled w.c, fully tiled walls, spotlights, chrome heated towel rail.

### Exterior

Front garden area - block paved creating off road gated parking.  
Rear garden - fully paved patio with steps down to 2nd paved area with brick built raised pond and single shed, side paved storage space.

