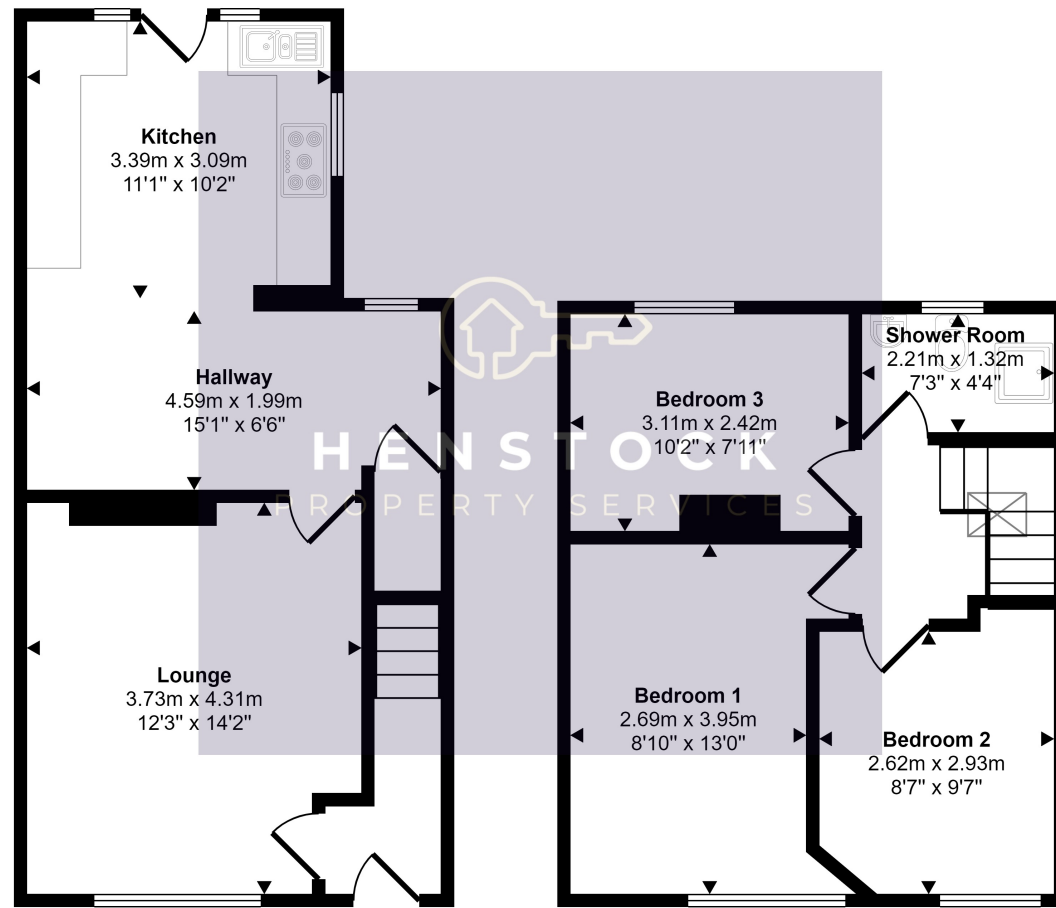


Approx Gross Internal Area
77 sq m / 830 sq ft



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		
(81-91)	B		87
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



HENSTOCK
PROPERTY SERVICES



35 Crowden Road, Blackley, Manchester, Lancashire M40 5RN

- 3 BEDROOM MID TERRACE
- NO CHAIN
- FREEHOLD
- OFF ROAD PARKING TO FRONT
- COUNCIL TAX BAND A
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS

£170,000



GROUND FLOOR

Entrance

Hallway

Lounge

Views to front, built in tiled fireplace and shelving, period style electric fire, oak effect laminate flooring, single radiator.

Dining Area

Views to rear, arch to kitchen, built in pine storage, under stair storage, double radiator.

Extended Kitchen

modern maple effect units, marble style worktops, built in single built in electric oven, 5 ring gas hob, 1 1/2 bowl stainless steel sink with chrome mixer tap, fully tiled walls, tile effect laminate flooring.

FIRST FLOOR

Bedroom 1

Views to front, double radiator.

Bedroom 2

Views to rear, double radiator.

Bedroom 3

Views to front, single radiator.

Shower Room

Walk in adapted double base shower with wall mounted electric shower, close coupled w.c, sink, fully tiled walls.

Exterior

Gated off road paved parking to front. Large rear garden, mostly paved with side planted borders and small pergoda.

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed mid terraced home with a single storey rear extension. The living accommodation briefly comprises; entrance hallway, lounge, dining room into extended kitchen, 3 bedrooms and a shower room. The property also has the benefit of gas central heating, double glazed windows, off road parking to front and a good sized garden to rear. Ideally situated in this extremely popular spot within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links

