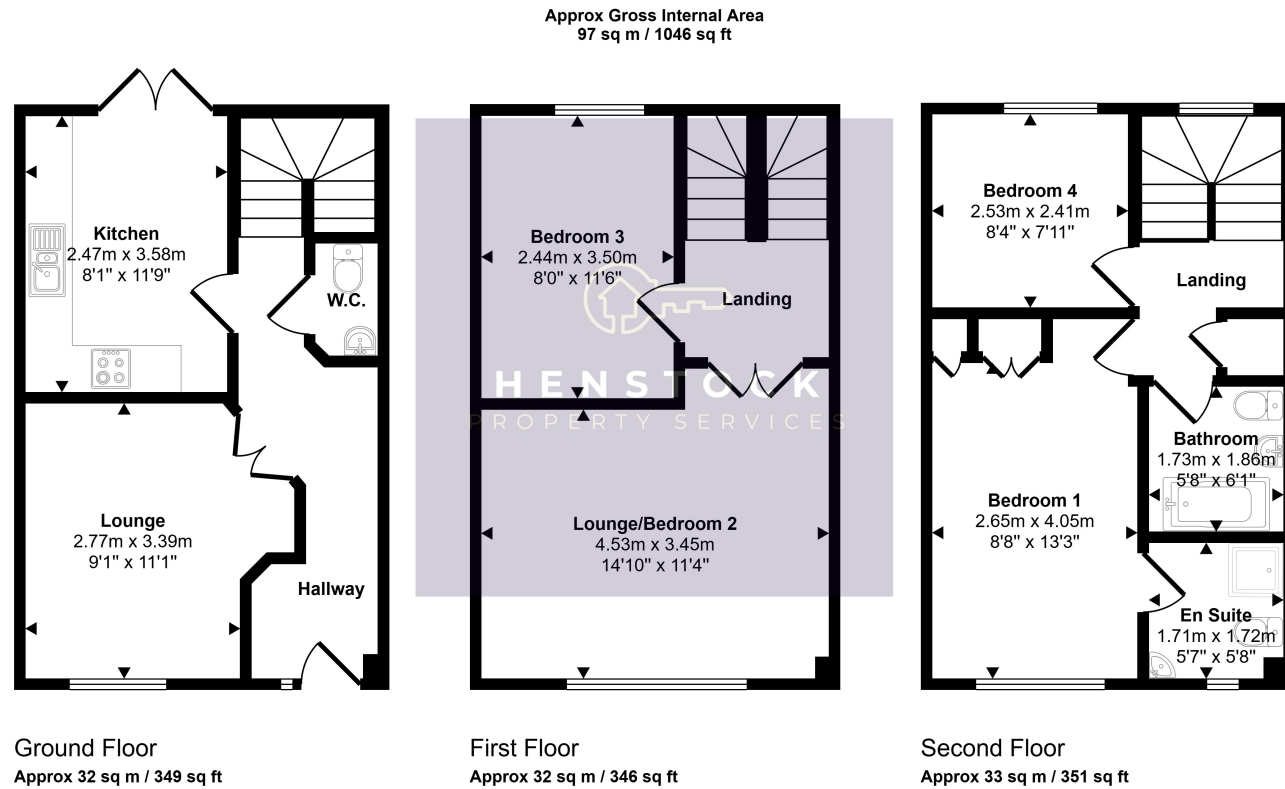


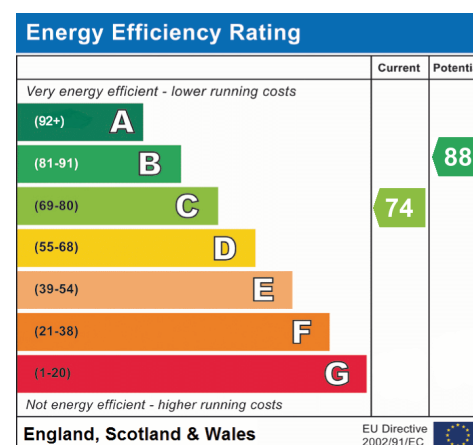


# HENSTOCK

PROPERTY SERVICES



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.



## 8 Lowbrook Avenue, Blackley, Manchester, Lancashire M9 7JD

- 3/4 BEDROOMED MID TOWN HOUSE
- SET OVER 3 FLOORS
- NO CHAIN
- EPC RATING C
- COUNCIL TAX BAND C
- LEASEHOLD - 977 YEARS REMAINING
- MASTER EN SUITE SHOWER ROOM

**Offers in Region of £270,000**





## GROUND FLOOR

### Entrance Hallway

### Ground Floor W.C

### Front Lounge

2.77m x 3.39m (9' 1" x 11' 1")

### Kitchen

2.47m x 3.58m (8' 1" x 11' 9")

## FIRST FLOOR

### Lounge or 2nd Bedroom

4.53m x 3.45m (14' 10" x 11' 4")

### Bedroom 3

2.44m x 3.5m (8' 0" x 11' 6")

## 2nd FLOOR

### Bedroom 1

2.65m x 4.05m (8' 8" x 13' 3")

### Master En-Suite Shower Room

1.71m x 1.72m (5' 7" x 5' 8")

### Bedroom 4

2.53m x 2.41m (8' 4" x 7' 11")

### Bathroom

1.73m x 1.86m (5' 8" x 6' 1")

### Exterior

Paved rear garden leading out to allocated parking to the rear.

## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this substantial 3/4 bedroomed mid town house set over 3 floors. The living accommodation, briefly comprises; entrance into hallway, front lounge, fitted kitchen, ground floor w.c. On the middle floor there is a large lounge/bedroom 2 and the 3rd bedroom. On the top floor there is the main bedroom with master en-suite shower, main family bathroom and the 4th bedroom. The property also has the benefit of gas central heating, double glazed windows and a rear garden with allocated parking to rear. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links. The property was built in 2005 with a long lease of 999 years which expires 01/01/3003.

