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17 Euston Avenue, Blackley



- THREE Bed Semi Detached
- Gas Central Heated / uPVC Double Glazed
 - Lounge / Dining Kitchen And Utility Area
 - Three-Piece Bathroom
- Driveway Providing Off Road Parking
- Enclosed Lawned Garden And Patio

£199,999

THREE bed semi detached with conservatory, driveway and lawned gardens. This super property briefly comprises of gas central heating, uPVC double glazed windows, enclosed entrance porch, lounge, conservatory, dining kitchen and a useful utility area. The first floor affords three generously proportioned bedrooms and a three-piece bathroom. Externally to the front is gated access to the driveway with space to off road park and access down the side leading to a full width patio and enclosed lawned garden with soil borders and array of mature shrubs and plants. Conveniently situated close to local shops, schools and facilities, also ideal for transport links to the City Centre and with easy access of the motorway networks.

GROUND FLOOR

PORCH

Enclosed entrance porch with tiled flooring.

VESTIBULE

Vestibule entrance with carpet flooring, radiator and staircase rising to the first floor.

LOUNGE

4.84m x 3.60m (15'10" x 11'9")

Rear aspect with living flame gas fire set within feature surround, coved ceiling, picture rail, T.V point, carpet flooring and radiator.



CONSERVATORY

3.41m x 2.60m (11'2" x 8'6")

Rear aspect with ceiling fan, tiled flooring and radiator.



DINING KITCHEN

4.24m x 2.48m (13'10" x 8'1")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with extractor above, built in electric oven and grill, vinyl flooring and radiator. Access to utility area.



UTILITY

Rear aspect with space and plumbing for an automatic washing machine. External access.

FIRST FLOOR

BEDROOM 1

3.89m x 3.70m (12'9" x 12'1")

Rear aspect with built in cupboard, carpet flooring and radiator.



BEDROOM 2

3.84m x 2.52m (12'7" x 8'3")

Rear aspect with carpet flooring and radiator.



BEDROOM 3

2.67m x 2.27m (8'9" x 7'5")

Front aspect with fitted wardrobes, carpet flooring, T.V point and radiator.



BATHROOM

Three-piece bathroom comprising of bath with shower above, sink, low-level W.C, fully tiled walls, vinyl flooring and heated towel rail.



OUTSIDE

Externally to the front is gated access to the driveway with space to off road park and access down the side leading to a full width patio and enclosed lawned garden with soil borders and array of mature shrubs and plants.

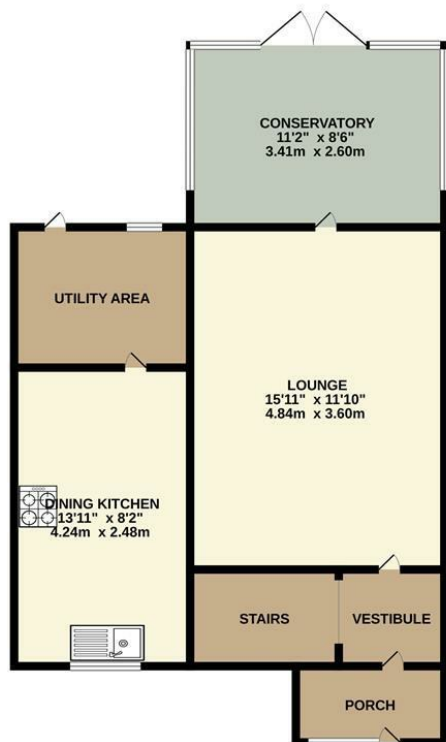


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	67

PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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