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9 Rathbourne Avenue, Blackley



- Good-Sized THREE Bed Semi Detached
- Gas Central Heated / uPVC Double Glazed Windows
  - Lounge / Dining Room And Kitchen
- Utility Area / Down-Stair W.C / Three-Piece Shower Room
- Lawned Front Garden / Driveway And Attached Garage
  - Rear Lawned Garden And Patio

£250,000

Good-sized THREE bed semi detached situated on a pleasant cul-de-sac in the Blackley area of Manchester. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, dining room and kitchen. There is also a useful side extension housing a utility area, down-stair W.C and access to the attached garage. The first floor affords three bedrooms, two double and a single and a three-piece shower room. Externally to the front is a lawned garden, driveway providing off road parking and access to the attached garage. To the rear is a patio area leading to the enclosed lawned garden with raised soil borders housing a variety of plants and shrubs. Conveniently situated for access to local shops, schools and amenities, direct transport links to Manchester City Centre and within easy reach of the M60 motorway network.

## **GROUND FLOOR**

### **PORCH**

Enclosed porch with tiled flooring.

### **HALL**

Hallway with carpet flooring, under-stair storage and radiator.

### **DINING ROOM**

3.80m x 3.64m (12'5" x 11'11")

Front aspect with bay window, carpet flooring and radiator. Sliding doors lead to the rear lounge.



### **LOUNGE**

4.87m x 3.66m (15'11" x 12'0")

Rear aspect with bay window, living flame gas fire set within feature surround, coved ceiling, carpet flooring and radiator.



### **KITCHEN**

4.54m x 2.58m (14'10" x 8'5")

Rear aspect with a range of wall and base units incorporating stainless steel sink, cooker point, wall mounted combi boiler, laminated wooden flooring and radiator. Access to utility area.



### **UTILITY AREA**

3.61m x 2.18m (11'10" x 7'1")

Useful utility area with base unit incorporating stainless steel sink, laminated wooden flooring, access to W.C, garage and external access.





FIRST FLOOR

BEDROOM 1

4.68m x 3.68m (15'4" x 12'0")

Rear aspect with bay window, fitted wardrobes, sink with fitted cupboard below, carpet flooring and radiator.



OUTSIDE

Externally to the front is a lawned garden, driveway providing off road parking and access to the attached garage. To the rear is a patio area leading to the enclosed lawned garden with raised soil borders housing a variety of plants and shrubs.

BEDROOM 2

3.93m x 3.64m (12'10" x 11'11")

Front aspect with bay window, fitted wardrobes, carpet flooring and radiator.



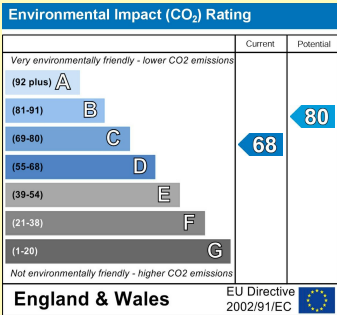
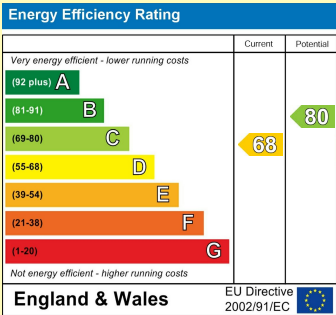
BEDROOM 3

2.04m x 1.87m (6'8" x 6'1")

Front aspect with carpet flooring and radiator.

SHOWER ROOM

Three-piece shower room comprising of shower cubicle, sink, low-level W.C, clad ceiling with spotlights, fully tiled walls, heated towel rail and laminate flooring.

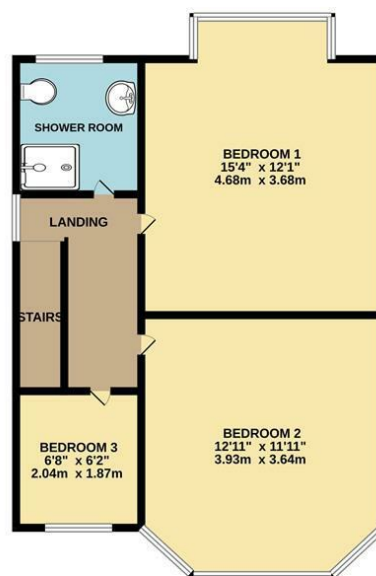


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 1152 sq.ft. (107.1 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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