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4 Garbrook Avenue, Blackley



- Very Well Presented Three Bed Extended Semi Detached
 - Gas Central Heating / uPVC Double Glazed Windows
 - Lounge / Dining Area And Extended Dining Kitchen
 - Three-Piece Bathroom
 - Block Paved Driveway And Detached Garage
 - Rear Lawned Garden And Decked Patio

£260,000

Very well presented THREE bed EXTENDED semi detached located on a generous corner plot in a popular cul-de-sac position with detached garage, block paved driveway, lawned garden and a raised decked patio at the rear. Briefly comprising of gas central heating, uPVC double glazed windows, hallway, dining area with open plan to the lounge at the rear and an extended dining kitchen. The first floor affords three bedrooms and a three-piece bathroom. Externally to the front is a gated and hedged entrance to a block paved driveway affording off road parking and access to the detached garage. At the rear is an enclosed lawned garden and a raised decked patio. Situated in the Blackley area of Manchester with direct transport links to the city centre also convenient for local shops, facilities and the M60 motorway network.

GROUND FLOOR

HALLWAY

Hallway with carpet flooring, radiator, under-stair storage and staircase rising to the first floor.

DINING AREA

3.46m x 3.33m (11'4" x 10'11")

Front aspect with bay window, coved ceiling, carpet flooring and radiator. Open plan to the lounge at the rear.



LOUNGE

4.83m x 3.56m (15'10" x 11'8")

Rear aspect with electric fire set within surround, coved ceiling, T.V point, carpet flooring and radiator.



DINING KITCHEN

5.10m x 3.09m (16'8" x 10'1")

Rear aspect with a range of wall and base units incorporating stainless steel sink, cooker point, space and plumbing for an automatic washing machine, laminated wooden flooring and radiator. External access.



BEDROOM 1

3.86m x 3.11m (12'7" x 10'2")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.96m x 3.11m (12'11" x 10'2")

Front aspect with bay window, carpet flooring and radiator.



BEDROOM 3

2.06m x 1.76m (6'9" x 5'9")

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



BATHROOM

Three-piece suite comprising of bath, sink, low-level W.C and radiator.

OUTSIDE

Externally to the front is a gated and hedged entrance to a block paved driveway affording off road parking and access to the detached garage. At the rear is an enclosed lawned garden and a raised decked patio.

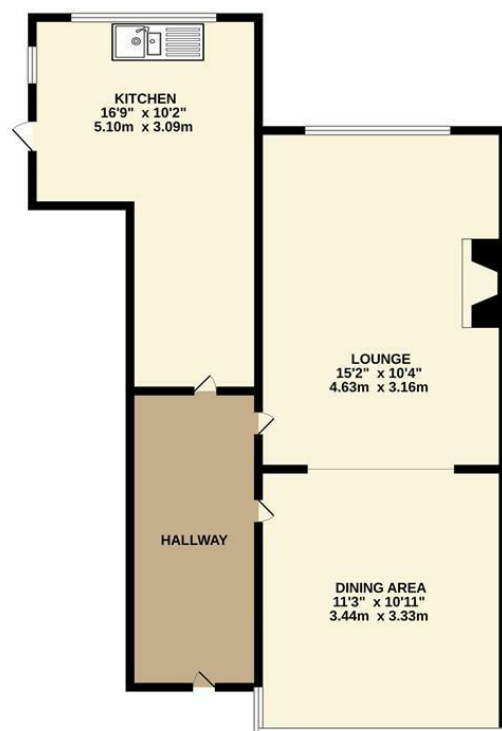


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

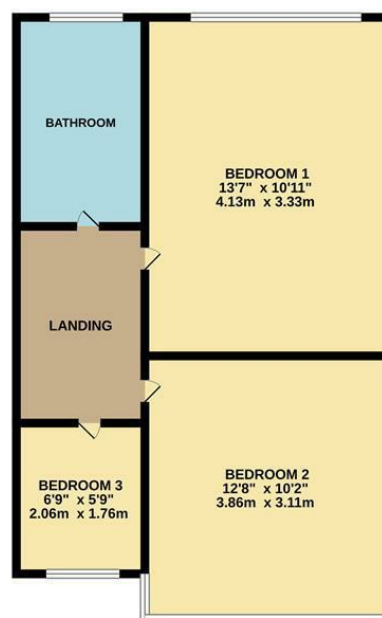
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	62

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
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



THREE BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA: 940 sq.ft. (87.3 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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