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32 Colindale Avenue, Blackley



- Three Bed Semi Detached - Available With NO CHAIN
 - Gas Central Heated / uPVC Double Glazed
 - Lounge / Dining Room And Kitchen
 - Three-Piece Bathroom
- Lawned Front Garden / Driveway And Detached Garage
 - Enclosed Rear Paved Garden

Offers In Excess Of £190,000

NO CHAIN - Three bed semi detached with driveway, detached garage and gardens. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, dining room and kitchen. The first floor affords three bedrooms and a three-piece bathroom. Externally to the front is a lawned garden with borders and a driveway extending down the side leading to the detached garage. There is also an enclosed paved garden at the rear. Situated in the Blackley area of Manchester with direct transport links to the City Centre, convenient for local shops, schools and facilities and within close proximity of the M60 motorway network.

GROUND FLOOR

HALLWAY

Hallway with radiator and staircase rising to the first floor.

LOUNGE

4.51m x 4.12m (14'9" x 13'6")

Front aspect with bay window, ornamental fire set within feature surround, coved ceiling, laminated flooring and radiator.



DINING ROOM

5.49m x 2.72m (18'0" x 8'11")

Rear aspect with under-stair storage cupboard, laminate flooring and radiator.



KITCHEN

3.26m x 1.76m (10'8" x 5'9")

Rear aspect with a range of wall and base units incorporating stainless steel sink, electric hob with extractor above, space for washing machine, part tiled walls, tiled flooring and external access.



FIRST FLOOR

BEDROOM 1

3.54m x 3.15m (11'7" x 10'4")

Front aspect with laminate flooring and radiator.



BEDROOM 2

3.51m x 2.73m (11'6" x 8'11")

Rear aspect with carpet flooring and radiator.





BEDROOM 3
 2.65m x 2.35m (8'8" x 7'8")
 Front aspect with laminate flooring and radiator.



BATHROOM
 Three-piece bathroom comprising of bath, vanity wash-basin, low-level W.C, fully tiled walls, tiled flooring and radiator.



OUTSIDE
 Externally to the front is a lawned garden with borders and a driveway extending down the side leading to the detached garage. There is also an enclosed paved garden at the rear.

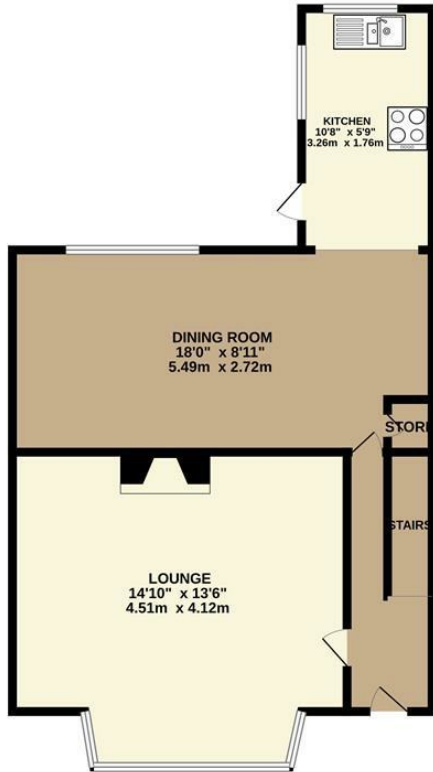


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

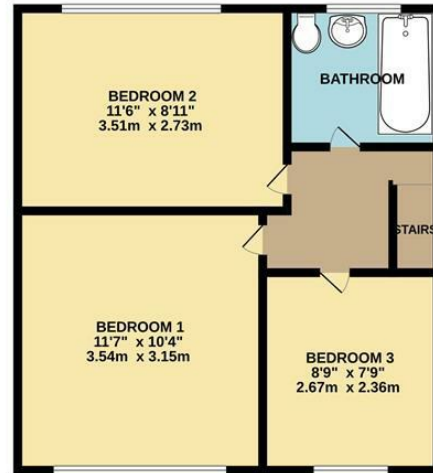
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	56

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
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 841 sq.ft. (78.1 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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