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194 Blackley New Road, Blackley



- Traditional Three Bed Semi Detached With Ground Floor Rear Extension
  - Bay Fronted Lounge With Open Plan To Dining Area
    - Spacious Kitchen To The Rear
  - Three First Floor Bedrooms And Three-Piece Shower Room
- Sloping Driveway Providing Off Road Parking / Lawned Front Garden And Patio
  - Enclosed Rear Lawned Garden With Paved Patio

£295,000

Traditional three bed semi detached set in an elevated position with driveway and gardens to the front and rear. In good order throughout this well presented property briefly comprises of gas central heating, double glazed windows, bay fronted lounge with open plan to dining area and access to an extended kitchen at the rear. The first floor affords three bedrooms and a three-piece shower room. Externally to the front is a sloping driveway with space for vehicles to off road park. There is also a lawned garden, a feature patio area and steps to the entrance. Gated access down the side leads to a paved area ideal for storage etc and access to the enclosed rear lawned garden with feature raised borders and a large paved patio. Conveniently situated for local shops, supermarkets and nearby well regarded schools. Also ideal for access to Heaton Park, direct transport links to Manchester City Centre and in close proximity to the M60 motorway network.

## GROUND FLOOR

### HALLWAY

Entrance hallway with coved ceiling, radiator and staircase rising to the first floor.

### LOUNGE

4.10m x 3.84m (13'5" x 12'7")

Front aspect with bay window, electric fire set within feature surround, coved ceiling, T.V point, carpet flooring and radiator. Open plan to dining area.



### DINING AREA

4.93m x 1.93m (16'2" x 6'3")

Rear aspect with carpet flooring, coved ceiling, access to under-stair storage and access to kitchen.



### KITCHEN

5.07m x 2.15m (16'7" x 7'0")

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 double electric oven, space and plumbing for tall fridge/freezer, space and plumbing for an automatic washing machine, laminated wooden flooring and radiator. External access.



## FIRST FLOOR

### BEDROOM 1

3.71m x 3.18m (12'2" x 10'5")

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



### BEDROOM 2

3.14m x 3.10m (10'3" x 10'2")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



### BEDROOM 3

2.07m x 1.78m (6'9" x 5'10")

Front aspect with carpet flooring and radiator.

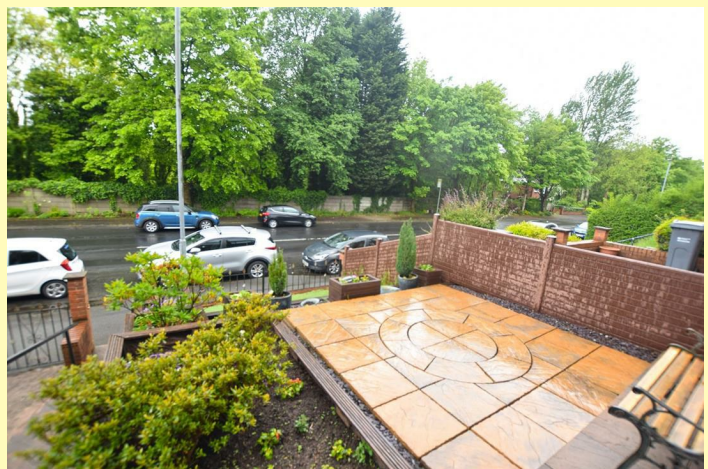


### SHOWER ROOM

Three-piece shower room comprising of shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, carpet flooring and radiator.

### OUTSIDE

Externally to the front is a sloping driveway with space for vehicles to off road park. There is also a lawned garden, a feature patio area and steps to the entrance. Gated access down the side leads to a paved area ideal for storage etc and access to the enclosed rear lawned garden with feature raised borders and a large paved 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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  
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 781 sq.ft. (72.6 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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